

**LOT DATA:**  
 ASSESSORS MAP: 61/ LOT 1057  
 ADDRESS: 434 MAIN STREET  
 DEED REFERENCE: BOOK 55716, PAGE 321

OWNER:  
 NAZIH B. ELKALLASSI  
 20 TOWER TERRACE  
 WAREHAM, MA 02571

**ZONING DATA:**  
 ZONE: WAREHAM VILLAGE 2 (WV 2)

SETBACKS:  
 MINIMUM LOT AREA: 15,000 S.F.  
 MINIMUM FRONTAGE: 75'  
 MINIMUM FRONT SETBACK: \*  
 MINIMUM SIDE SETBACK: 10'  
 MINIMUM REAR SETBACK: 10'  
 MAXIMUM BUILDING HEIGHT: 35'  
 MAXIMUM BUILDING COVERAGE: 20%  
 MAXIMUM IMPERVIOUS SURFACE: 50%

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

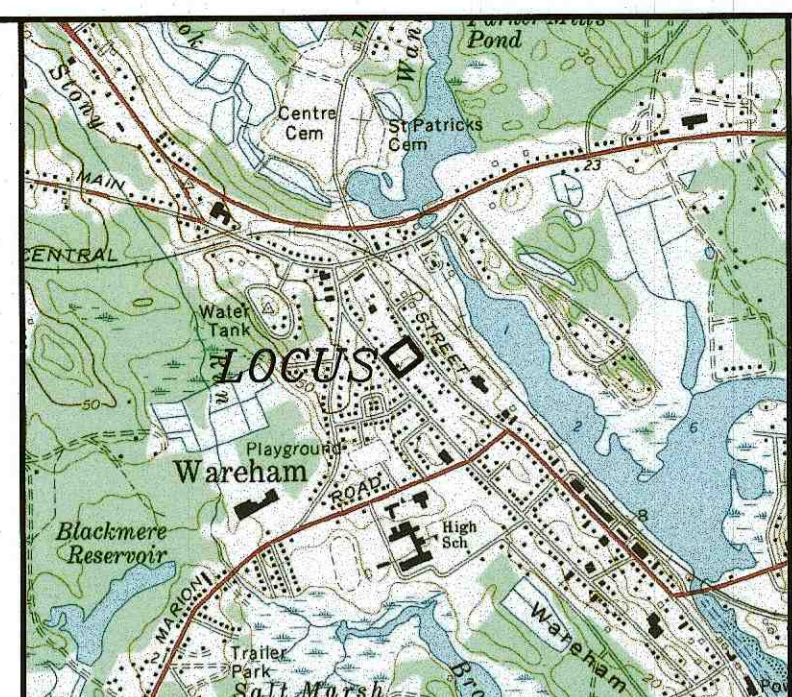
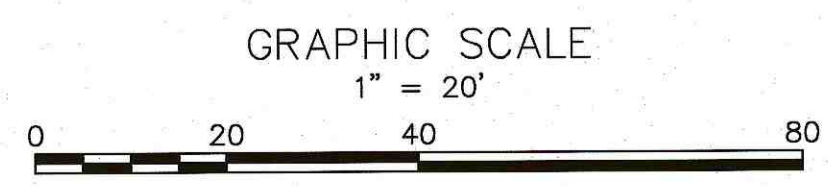
**FLOOD ZONE DATA:**  
 THE PROJECT IS WITHIN AREA OF MINIMAL FLOOD HAZARD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0488K, DATED: JULY 6, 2021.

PLAN REFERENCES :

- REFER TO PLAN PREPARED BY WALTER E. ROWLEY FOR GATEWAY BUS LINE, DATED DECEMBER 18, 1942. SEE PLAN BOOK 6, PAGE 974.
- REFER TO PLAN PREPARED BY WALTER E. ROWLEY FOR THE EST. OF MARY EUZABETH SULLIVAN, DATED FEBRUARY 4, 1954. SEE PLAN BOOK 9, PAGE 760.

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING LOT 1057 TO CREATE LOTS 1057.A, 1057.B AND 1057.C.
- ALL LOTS SHOWN WILL BE SERVICED BY MUNICIPAL WATER AND SEWER.



REV.	DATE	BY	APPD	DESCRIPTION

DATE: FEB. 4, 2022  
 DRAWN BY: JMP  
 CHECKED BY: RAB  
 JOB NO.: 21-9751  
 SCALE: 1" = 20'

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 ASSESSORS RECORDS

APPROVED BY:  
  
 ROBERT A. BRAMAN, JR.  
 P.L.S. # 45850

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 WETLANDS 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 ZONING BY-LAWS RELATIVE TO IRREGULARLY SHAPED LOTS, UPLAND AREA, LOT WIDTH, OPEN SPACE AND LOT COVERAGE IN ACCORDANCE WITH ARTICLE 6, § 615, ARTICLE 6, § 612, ARTICLE 10, ARTICLE 6, § 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 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

PREPARED FOR:  
 NAZIH B. ELKALLASSI  
 WAREHAM, MA

APPROVAL NOT REQUIRED  
 PLAN OF LAND  
 WAREHAM, MA

PREPARED FOR:  
 NAZIH B. ELKALLASSI  
 WAREHAM, MA

JOB NO.: 21-9751  
 DWG. 1 OF 1