

*EOP* EDGE OF PAVEMENT

LSA LANDSCAPED AREA

WH MH UNKNOWN MANHOLE

DEPRESSED CURB

*HT* HEIGHT

*BLDG* BUILDING

SWL SOLID WHITE LINE

SYL SOLID YELLOW LINE

DYL DOUBLE YELLOW LINE

BFPA BUILDING FOOTPRINT AREA

SBDH STONE BOUND w/DRILL HOLE

☐ CB CATCH BASIN OR INLET

(D) DMH DRAINAGE/STORM MANHOLE

SANITARY/SEWER MANHOLE

TREE & TRUNK SIZE

PARKING SPACE COUNT

*(TYP)* TYPICAL

EXISTING TOP OF CURB ELEVATION

EXISTING TOP OF WALL ELEVATION

EXISTING DOOR SILL ELEVATION

V

HYDRANT

WATER VALVE

OVERHEAD WIRES

GAS VALVE

UTILITY POLE

CLEAN OUT

→ SIGN

P∘ POST

BOLLARD

EXISTING BOTTOM OF WALL ELEVATION

APPROX. LOC. UNDERGROUND GAS LINE

EXISTING GUTTER ELEVATION

ADDRESS: 2400, & 2402 CRANBERRY HIGHWAY (MA ROUTE 28) WAREHAM, MASSACHUSETTS

ZONING DISTRICT: INDUSTRIAL

MINIMUM LOT AREA 30,000 SF PROVIDED 156,855 SF OR 3.583 ACRES

MINIMUM LOT FRONTAGE PROVIDED 464.94'

MAXIMUM BUILDING COVERAGE 70% OR 60,000 SF PROVIDED 39% OR 61,240 SF

MAXIMUM BUILDING HEIGHT 50'

INT. LANDSCAPING MINIMUM PROVIDED NA

BUILDING SETBACKS REQUIRED FRONT YARD 20' (50' ALONG MA ROUTE 28)
SIDE YARD 20'
REAR YARD 20'

LANDSCAPE BUFFER REQUIRED
ADJACENT TO COMMERCIAL USE
RESIDENTIAL
COMMERCIAL/OFFICE
INDUSTRIAL
20'



LOCUS MAP NOT TO SCALE

## NOTES:

- 1. PROPERTY KNOWN AS LOTS B1, B2 & D AS SHOWN ON THE TOWN OF WAREHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 108.
- 2. AREA: LOT B-1 = 80,353 SQUARE FEET OR 1.845 ACRES
  LOT B-2 = 44,797 SQUARE FEET OR 1.028 ACRES
  LOT D = 31,218 SQUARE FEET OR 0.717 ACRES
  TOTAL = 156,855 SQUARE FEET OR 3.583
- 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- 7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SUBVEY
  - TEMPORARY BENCH MARKS SET:
    TBM-A: MAG NAIL SET IN ASPHALT WALK ON EASTERLY SIDE OF CRANBERRY HIGHWAY.
    ELEVATION = 49.77'

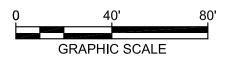
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 47.47'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- 8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 9. LOCUS PROPERTIES ARE LOCATED WHOLLY WITHIN THE INDUSTRIAL ZONING DISTRICT.
- 10. SUBJECT PROPERTIES WERE CHECKED FOR THE PRESENCE OF WETLANDS ON JANUARY 12, 2021 BY GODDARD CONSULTING, LLC, CERTIFIED WETLAND SCIENTISTS. NO WETLANDS WERE FOUND ON THE PROPERTIES.
- 11. PROPERTY LINES BETWEEN LOTS B-1, B-2 & D TO BE ELIMINATED AT FUTURE DATE.

## REFERENCES:

- 1. THE TAX ASSESSOR'S MAP OF WAREHAM, PLYMOUTH COUNTY, MAP #108.
- 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 486 OF 650," MAP NUMBER 25023C0486J, MAP EFFECTIVE DATE: JULY 17, 2012.
- 3. MAP ENTITLED "DIVISION OF LAND PREPARED FOR M. EDWIN STRAWN, CRANBERRY HIGHWAY, WAREHAM, MASS," PREPARED BY CHARLES . ROWLEY & ASSOCIATES, DATED OCTOBER 19, 1977. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK 19, PLAN 971.
- 4. MAP ENTITLED "PLAN OF LAND TO BE CONVEYED BY ALFRED H. HERMANSON & JOHN W. HERMANSON, CRANBERRY HIGHWAY, WAREHAM, MASS.," PREPARED BY WALTER E. ROWLEY & ASSOCIATES, DATED MAY 7, 1968. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK 3444, PLAN 537.
- 5. MAP ENTITLED "PLAN OF LAND TO BE CONVEYED BY GREAT HILL MOBILEHOMES, INC., & ELMER MERRITT STRAWN, CRANBERRY HIGHWAY, WAREHAM, MASS," PREPARED BY WALTER E. ROWLEY & ASSOCIATES, DATED DECEMBER 17, 1971. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK
- 6. MAP ENTITLED "PLAN OF LAND SURVEYED FOR ELMER MERRITT STRAWN, GREAT HILL, WAREHAM, MASS.," PREPARED BY WALTER E. ROWLEY & ASSOCIATES, DATED NOVEMBER 24, 1969. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK 3584, PLAN 696.
- 7. MAP ENTITLED "APPROVAL NOT REQUIRED PLAN DRANW FOR: NANCY S. ANGUS, TRUSTEE OF CRAN-WAY REALTY TRUST, 2416 CRANBERRY HIGHWAY, LLC, 2404, 2416, 2414 CRANBERRY HIGHWAY & TOW ROAD, LOTS 1, 2, 3, & 4, MAP 108, TOWN OF WAREHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JANUARY 30, 2019. LAST REVISED MARCH 20, 2019. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK 63, PLAN 1009.
- 8. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF WAREHAM, PLYMOUTH COUNTY, LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS," PREPARED BY THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, DATED NOVEMBER 6, 1923. LAYOUT NO. 2138, SHEET 10 OF 16
- 9. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF WAREHAM, PLYMOUTH COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION," PREPARED BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, DATED JUNE 12, 2014. LAYOUT NO. 8391, SHEET 1 OF 5.
- 10. MAP ENTITLED "APPROVAL NOT REQUIRED PLAN, DRAWN FOR DONALD ANGUS IN WEST WAREHAM, MASSACHUSETTS, PREPARED FOR: CRAN-WAY REALTY TRUST," PREPARED BY EASTBOUND LAND SURVEY, INC., DATED FEBRUARY 3, 2006. RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK 52, PLAN 105.



TRUE STORAGE

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THESE DRAWINGS ARE IN DESIGN DEVELOPMENT. THEY ARE PROGRESS DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR

NO. DESCRIPTION DATE

CONSTRUCTION.

GNCEPTUAL

SHEET ISSUE DATE: 5/3/21

PROJECT NO.: PROJECT NUMBER

APPROVED BY: CL

DRAWN BY: MIII

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AS INDICATED