

MAP 85, LOT 1003 A1
N/F LANDS OF
WAREHAM PROPERTIES, LLC
BK 33651, PG. 008

MAP 85, LOT 1004B
N/F LANDS OF
ROBERT C. & DANIEL W.
CHAMBERLAIN
BK 49081, PG. 190

[PARCEL ONE
EXCEPTED PARCEL]
BK. 3525, PG. 332

MAP 85, LOT 1004C
N/F LANDS OF
ROBERT C. & DANIEL W.
CHAMBERLAIN
BK 49081, PG. 147

[PARCEL ONE
EXCEPTED PARCEL]
BK. 3547, PG. 660

MAP 85, LOT 1006
N/F LANDS OF
JDC WAREHAM, LLC
BK 48577, PG. 349

[PARCEL TWO]
(LOT NO. 1006 OF REF #6)
[PARCEL ONE EXCEPTED PARCEL]
BK. 2078, PG. 483

LEASEHOLD
BK. 48183, PG. 297

MAP 85, LOT 1004D
N/F LANDS OF
JDC WAREHAM, LLC
BK 48577, PG. 341

ZONE: COMMERCIAL STRIP

PROPOSED LOT 2
104,035 SQ.FT.±
(2.388 ACRES±)

PROPOSED LOT 3
221,982 SQ.FT.±
(5.096 ACRES±)

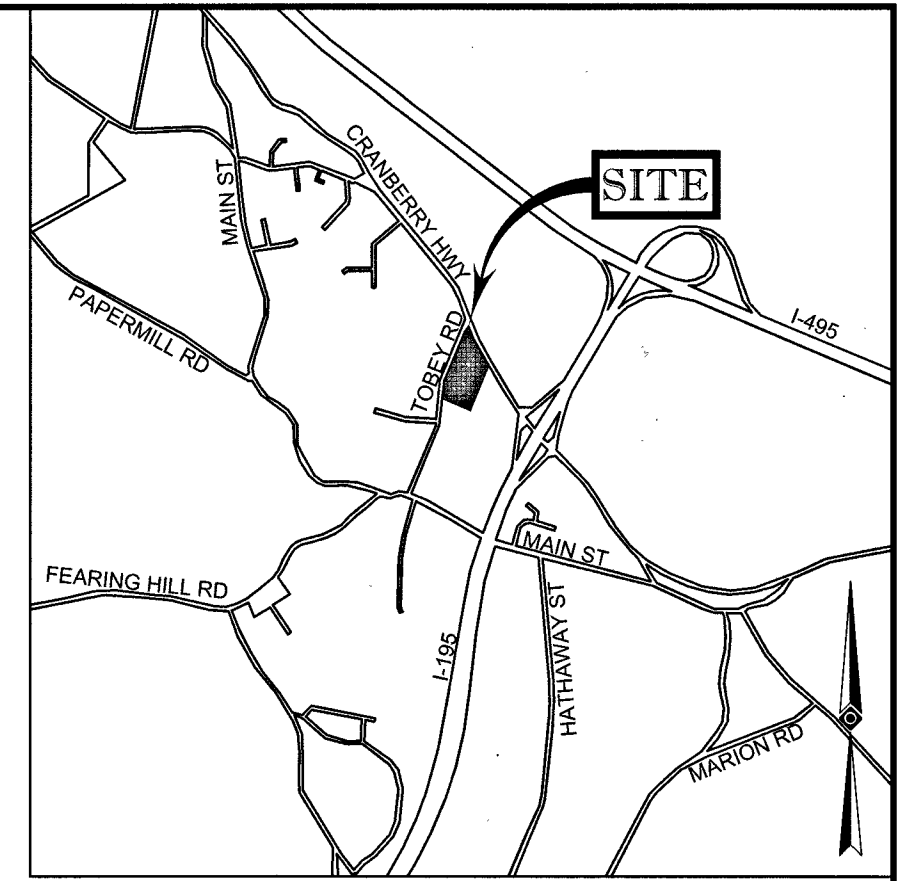
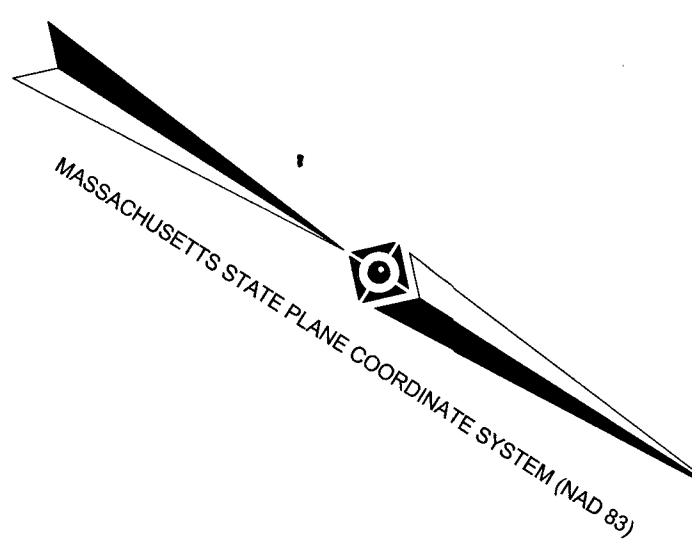
EXISTING LOT 1
42,136 SQ.FT.±
(0.967 ACRES±)

MAP 85, LOT 1004A
N/F LANDS OF
JDC WAREHAM, LLC
BK 48577, PG. 341

SETH F. TOBEY ROAD (A.K.A. TOBEY ROAD (1941 TOWN LAYOUT 50' WIDE PER REF. #3 & 4) (AS SHOWN ABOVE))

- LEGEND**
- UNDERGROUND DRAIN LINE
 - ⊙ DMH DRAIN MANHOLE
 - CB CATCH BASIN OR INLET

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF TOWN OF WAREHAM, PLYMOUTH COUNTY, MASSACHUSETTS, MAP NO. 180.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 488 OF 650, MAP NUMBER 25023C0488J, EFFECTIVE DATE: JULY 17, 2012.
 - MAP ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION 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 HANCOCK SURVEY ASSOCIATES, INC., DATED JUNE 12, 2014.
 - MAP ENTITLED "DIVISION OF LAND PREPARED FOR BEATON CRANBERRY COMPANY, TOBEY ROAD, WAREHAM, MA," PREPARED BY CHARLES L. ROWLEY & ASSOCIATES, DATED JANUARY 14, 1983.
 - MAP ENTITLED "DIVISION OF LOTS 1002-A, 1002-C & 1003-A, PREPARED FOR WIS DEVELOPMENT ASSOCIATES, LLC, MAIN STREET, SETH F. TOBEY ROAD, AND CRANBERRY HIGHWAY, ROUTE 28, WAREHAM, MA," PREPARED BY CHARLES L. ROWLEY & ASSOCIATES, DATED OCTOBER 30, 2006.
 - MAP ENTITLED "PLAN OF LAND PREPARED FOR DOUGLAS R. BEATON AND PETER D. BEATON, CRANBERRY HIGHWAY ROUTE 28, WAREHAM, MA," PREPARED BY CHARLES L. ROWLEY & ASSOCIATES, DATED APRIL 9, 1986.
 - MAP SHOWING SEWER FACILITIES IN THE AREA PROVIDED BY THE TOWN OF WAREHAM.
 - GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID, DATED APR 14, 2015.
 - MAP ENTITLED "RESOURCE AREA DELINEATION PLAN PREPARED FOR CRANBERRY GROWERS SERVICE, CRANBERRY HIGHWAY AND TOBEY ROAD, WAREHAM, MA" PREPARED BY CHARLES ROWLEY & ASSOCIATES, DATED MARCH 3, 2007.
 - MAP ENTITLED "PLAN OF DRAINAGE EASEMENTS TO BE GRANTED TO THE TOWN OF WAREHAM OFF TOBEY ROAD, WAREHAM, MASS" PREPARED BY ROBERT A. BRAMAN DATED DECEMBER 7, 1976.
 - MAP ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION 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, AUGUST 30, 2017, SCALE: 20 FEET TO THE INCH, LAYOUT NO. 8589" FILED AS MAP 413 OF 2017 AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - MAP ENTITLED "MASSACHUSETTS DEPARTMENT OF TRANSPORTATION 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, AUGUST 30, 2017, SCALE: 20 FEET TO THE INCH, LAYOUT NO. 8590," FILED AS MAP 414 OF 2017 AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - MAP ENTITLED "APPROVAL NOT REQUIRED PLAN DRAWN FOR JDC WAREHAM, LLC, 2419 & 2427 CRANBERRY HIGHWAY & 4 SETH TOBEY ROAD, MAP 85, LOTS 1004A, 1004D & 1006, TOWN OF WAREHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED OCTOBER 30, 2018, FILES WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 644 OF 2018
 - CIVIL DESIGN PLAN SET ENTITLED "SITE DEVELOPMENT PLANS FOR PROPOSED WENDY'S WITH DRIVE-THRU, LOCATION OF SITE: 2419 CRANBERRY HIGHWAY & 4 SETH F. TOBEY ROAD, TOWN OF WAREHAM, PLYMOUTH COUNTY, MA, MAP #85, LOTS #1004A & #1004D," PREPARED BY BOHLER ENGINEERING, DATED JULY 30, 2018, LAST REVISED SEPTEMBER 3, 2019.
 - CONTRACTOR MARKUP SHOWING LOCATIONS OF INSTALLED UNDERGROUND UTILITIES PROVIDED BY NEW ENGLAND CONSTRUCTION DURING AUGUST 2019.
 - MAP ENTITLED "APPROVAL NOT REQUIRED PLAN DRAWN FOR JDC WAREHAM, LLC, 2419 & 2427 CRANBERRY HIGHWAY & 4 SETH TOBEY ROAD, MAP 85, LOTS 1004A, 1004D & 1006, TOWN OF WAREHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED NOVEMBER 11, 2019, FILED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 63 PAGE 1141.
 - MAP ENTITLED "SITE DEVELOPMENT PLANS FOR J DONEGAN COMPANY, LOCATION OF SITE: 2419 & 2427 CRANBERRY HIGHWAY, 4 SETH F. TOBEY ROAD, TOWN OF WAREHAM, PLYMOUTH COUNTY," PREPARED BY BOHLER ENGINEERING, DATED SEPTEMBER 17, 2019. LAST REVISED MARCH 15, 2021. SHEET 1 OF 1, SUBDIVISION PLAN.



- NOTES:**
- PROPERTY KNOWN AS LOTS 1004D & 1006, AS SHOWN ON THE TOWN OF WAREHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS, ASSESSOR'S MAP NO. 85.
 - AREA: EXISTING LOT 2 = 122,794 SQ. FT. OR 2.819 ACRES±
EXISTING LOT 3 = 203,223 SQ. FT. OR 4.685 ACRES±
TOTAL LOT AREA = 326,017 SQ. FT. OR 7.484 ACRES±
PROPOSED AREA: LOT 2 = 104,035 SQ. FT. OR 2.388 ACRES±
LOT 3 = 221,982 SQ. FT. OR 5.096 ACRES±
TOTAL LOT AREA = 326,017 SQ. FT. OR 7.484 ACRES±
 - 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.
 - 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.
 - 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
 - THE DELINEATION LINE WAS PLACED IN THE FIELD BY LUCAS ENVIRONMENTAL AND LOCATED BY CONTROL POINT ASSOCIATES, INC. ON APRIL 3, 2015.
 - THE ENDORSEMENT OF THE PLANNING BOARD SHALL NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.
 - THIS ENDORSEMENT OF THE PLANNING BOARD SHALL NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH THE WAREHAM TOWN 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-LAW 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.
 - THIS LAND SUBJECT TO A VARIANCE GRANTED BY THE TOWN OF WAREHAM ZONING BOARD OF APPEALS, RECORDED IN BOOK 50049, PAGE 339.
 - THIS LAND SUBJECT TO A SPECIAL PERMIT GRANTED BY THE TOWN OF WAREHAM ZONING BOARD OF APPEALS, RECORDED IN BOOK 50049, PAGE 334.

APPLICANT

JDC WAREHAM, LLC
C/O J. DONEGAN COMPANY
1760 RESTON PARKWAY, SUITE 210
RESTON, VIRGINIA 20190

RECORD OWNERS

MAP 85, LOT 1004D
N/F LANDS OF
JDC WAREHAM, LLC
BK. 48577, PG. 341
ZONE: COMMERCIAL STRIP

MAP 85, LOT 1006
N/F LANDS OF
JDC WAREHAM, LLC
BK. 48577, PG. 349
ZONE: COMMERCIAL STRIP

ZONING INFORMATION

COMMERCIAL STRIP DISTRICT
SOURCE: REFERENCE #10

ITEMS	REQUIRED
MIN LOT AREA	30,000 SQ FT
MIN FRONTAGE	150'
MIN FRONT YARD	20'
MIN SIDE YARD	10'
MIN REAR YARD	10'
MAX BUILDING HEIGHT	40'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

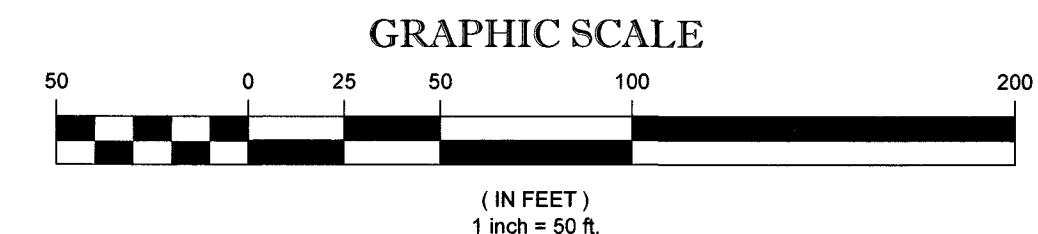


GERRY L. HOLDRIGHT
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE 12-4-19	APPROVAL NOT REQUIRED PLAN OF LAND
FIELD BOOK NO 19-9MA	J DONEGAN COMPANY
FIELD BOOK PG 27-30	2419 & 2427 CRANBERRY HIGHWAY & 4 SETH F. TOBEY ROAD MAP 85, LOTS 1004A, 1004D, & 1006 TOWN OF WAREHAM PLYMOUTH COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD CREW B.S.B.	CONTROL POINT ASSOCIATES, INC.
DRAWN M.L.M.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX
REVIEWED G.L.H.	DATE 5-17-21
APPROVED G.L.H.	SCALE 1"=50'
DATE 5-17-2021	FILE NO. 03-150059
SCALE 1"=50'	DWG NO. 1 OF 1

CRANBERRY HIGHWAY (A.K.A. MASSACHUSETTS STATE HIGHWAY ROUTE 28)

(1923 - LAYOUT #2139)
(1989 RELOCATION - LAYOUT #5797)
(1998 - ALTERATION AND DISCONTINUANCE - LAYOUT #7503)
(2014 - ALTERATION - LAYOUT #6591)
(FORMERLY KNOWN AS TREMONT ROAD)



FOR REGISTRY USE ONLY

CHAIRMAN _____

DATE _____

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE WAREHAM ZONING BYLAW AND REGULATIONS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
WAREHAM PLANNING BOARD