

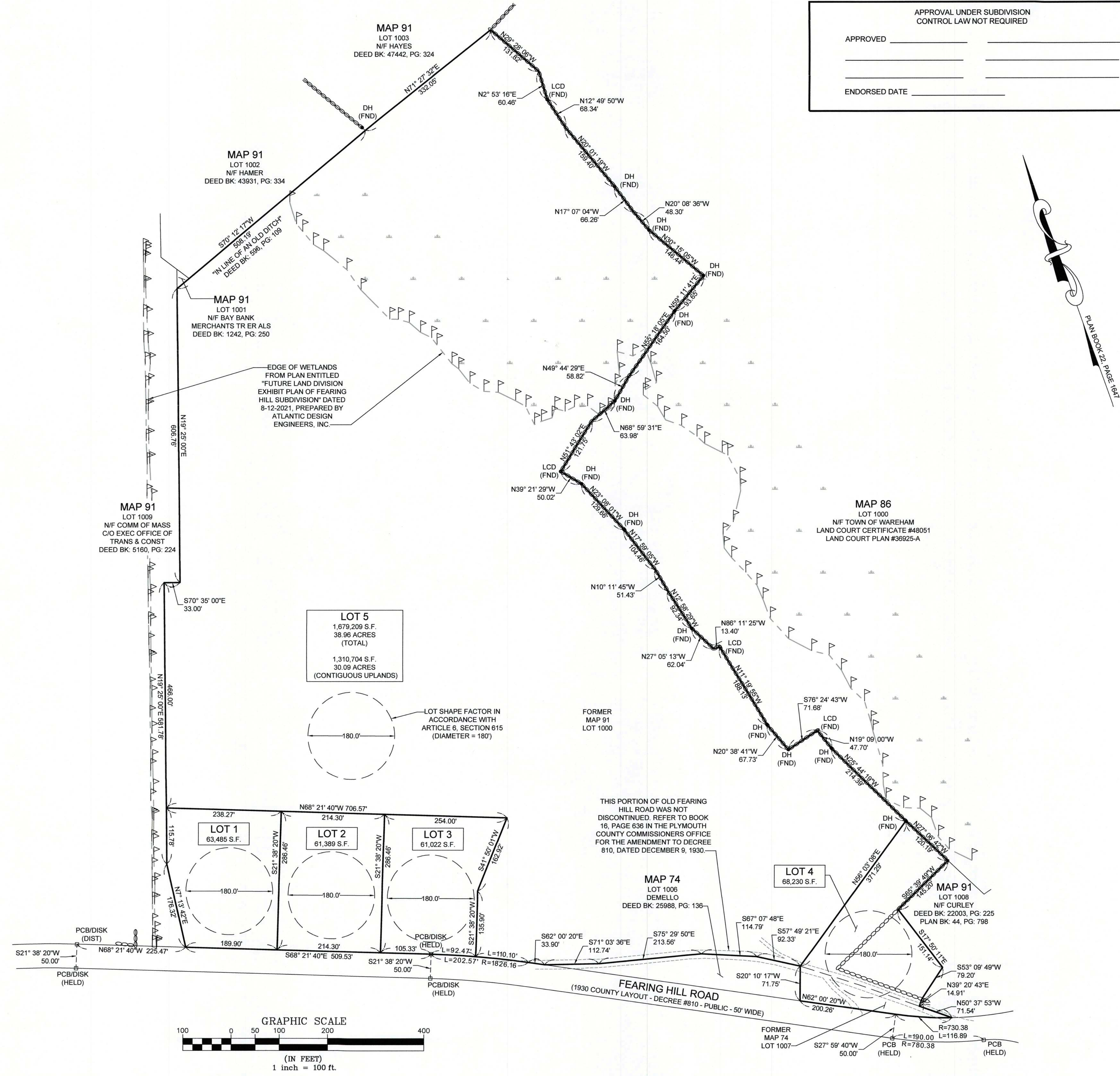
ZONING DISTRICT: R-60

REGULATION	REQUIRED
MIN. LOT AREA	60,000 sf
MIN. FRONTAGE	180'
MIN. FRONT SETBACK	60'
MIN. SIDE SETBACK	20'
MIN. REAR SETBACK	20'

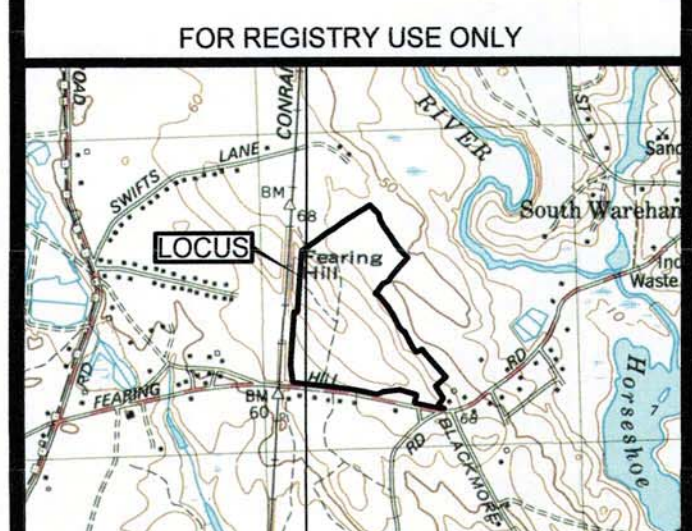
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

APPROVED _____

ENDORSED DATE _____



- NOTES:**
- OWNER: NINETY SIX REALTY, LLC, PO BOX 454, TAUNTON, MA 02780
 - LOCUS IS SHOWN AS LOT 1000 ON WAREHAM ASSESSOR'S MAP 91 AND LOT 1007 ON WAREHAM ASSESSOR'S MAP 74.
 - LOCUS DEED REFERENCE: BOOK 40960, PAGE 290
 - PLAN REFERENCES: PLAN BOOK 22, PAGE 1647; PLAN BOOK 31, PAGES 175-176; PLAN BOOK 44, PAGE 798; PLAN BOOK 52, PAGE 106; LAND COURT PLAN # 36925-A
 - LOCUS PROPERTY IS LOCATED WITHIN THE R-60 ZONING DISTRICT.
 - THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1, 2, 3, 4, AND 5 FROM FORMER LOT 1000 AS SHOWN ON WAREHAM ASSESSOR'S MAP 91 AND LOT 1007 AS SHOWN OF WAREHAM ASSESSOR'S MAP 74.
 - NO FURTHER SUBDIVISION AND NO RELOCATION OF LOT LINES SHOWN ON THIS PLAN MAY BE MADE UNLESS PERMITTED BY THE PLANNING BOARD AFTER FURTHER HEARINGS.
 - 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 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.



LOCUS MAP
SCALE 1" = 2000'

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



JOHN L. CHURCHILL, JR., PLS DATE 1/3/22

APPROVAL NOT REQUIRED
PLAN OF LAND
AT
91 & 101 FEARING HILL ROAD
IN
W. WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
NINETY SIX REALTY, LLC
PO BOX 454
TAUNTON, MA 02780

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE:	JANUARY 3, 2022
FIELD:	JO/BS
CALC./DESIGN:	S/JI
DRAWN:	S/JI
CHECK:	JLC
JOB NO:	5934
SHEET 1 OF 1	