

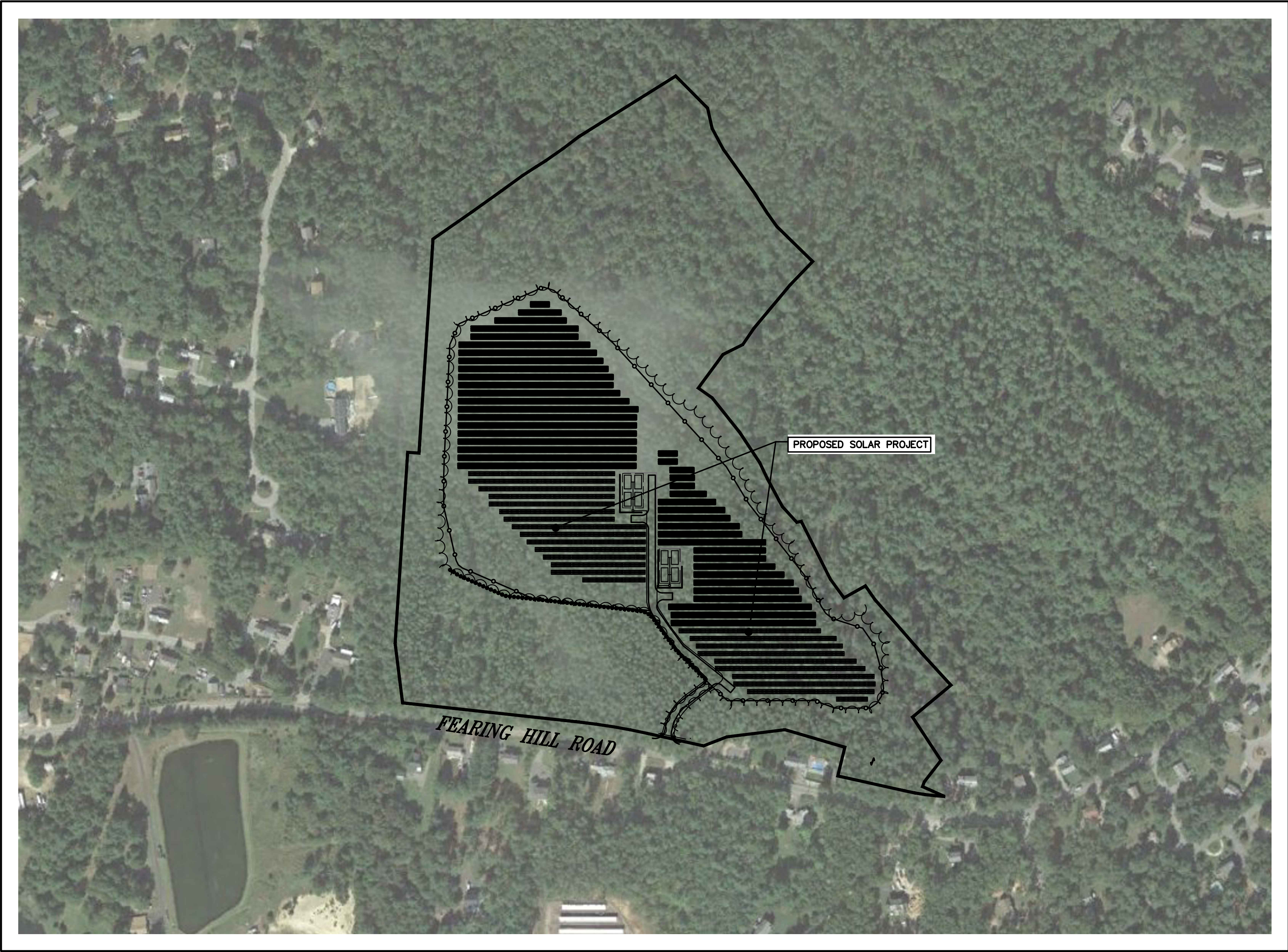
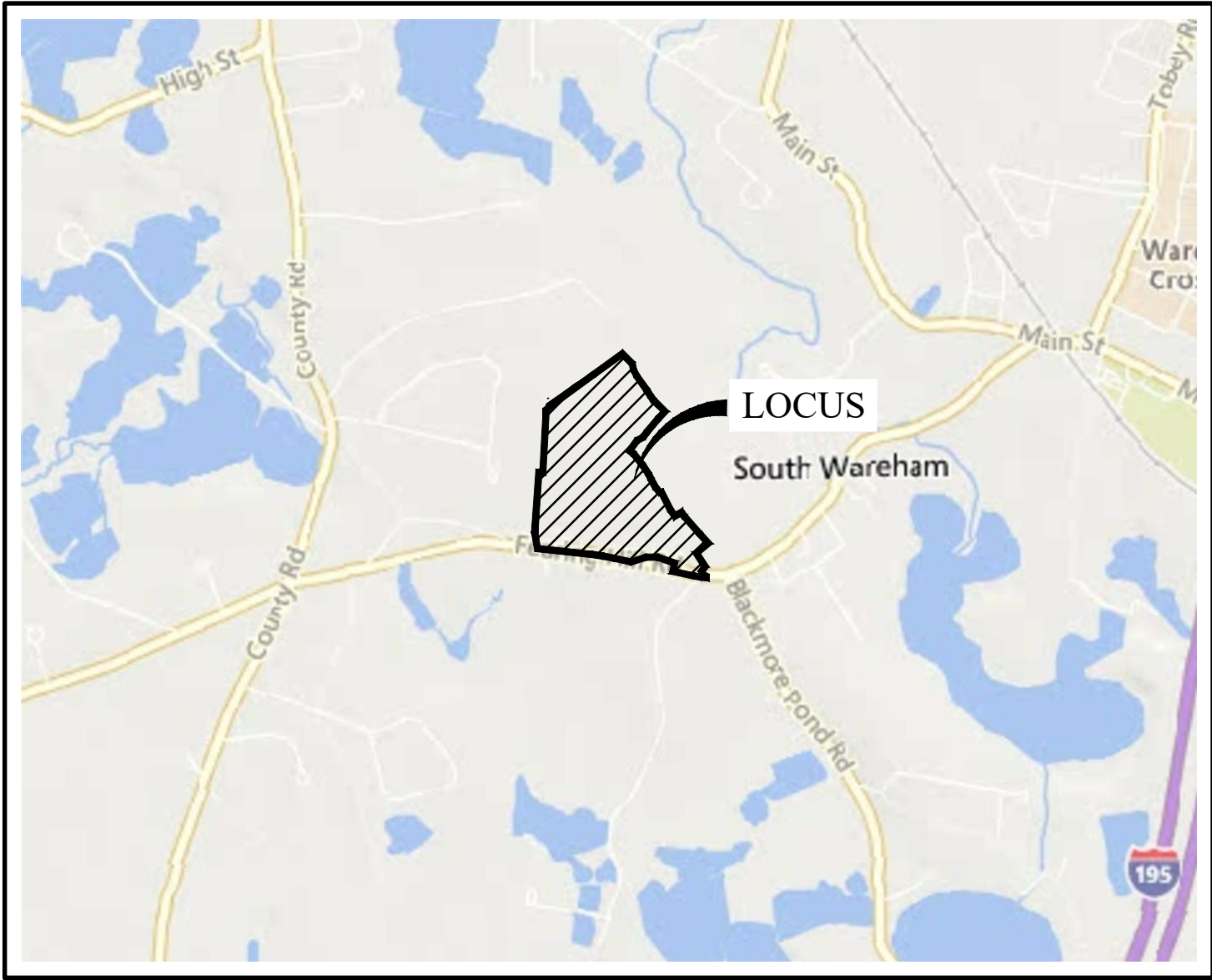
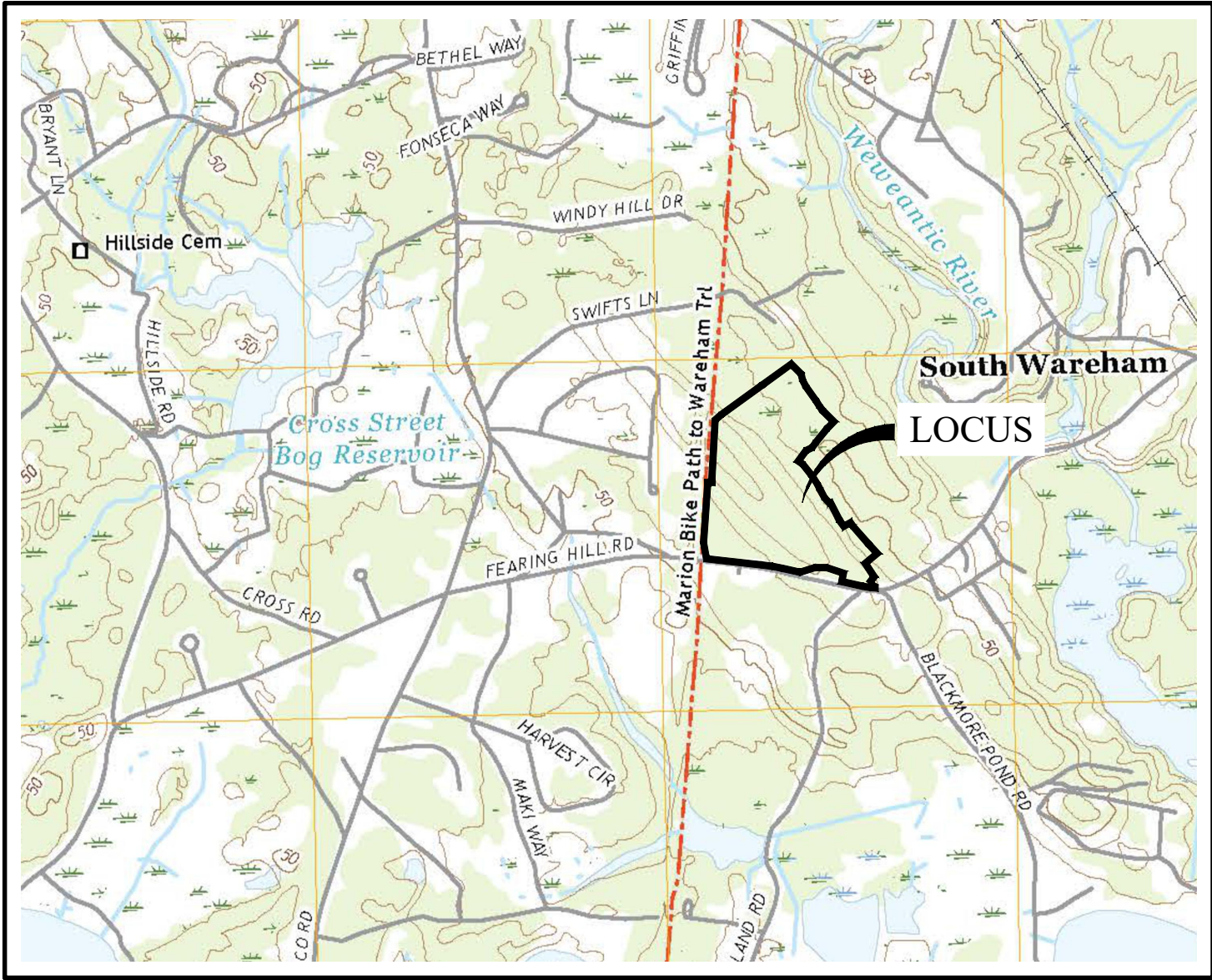
SITE DEVELOPMENT PLANS

FOR

FEARING HILL ROAD SOLAR PROJECT

LOCATED AT
91 AND 101 FEARING HILL ROAD
WAREHAM, MASSACHUSETTS 02578

DATE: MAY 17, 2021
REVISED: SEPTEMBER 9, 2021 PER TOWN REVIEW COMMENTS (SHEET 3 ONLY)
REVISED: JUNE 14, 2022 PER TOWN REVIEW COMMENTS AND HYDROGEOLOGICAL REPORT



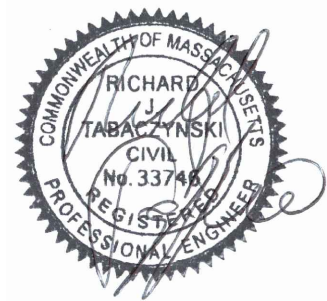
OVERALL LOCATION PLAN
SCALE: 1" = 200'

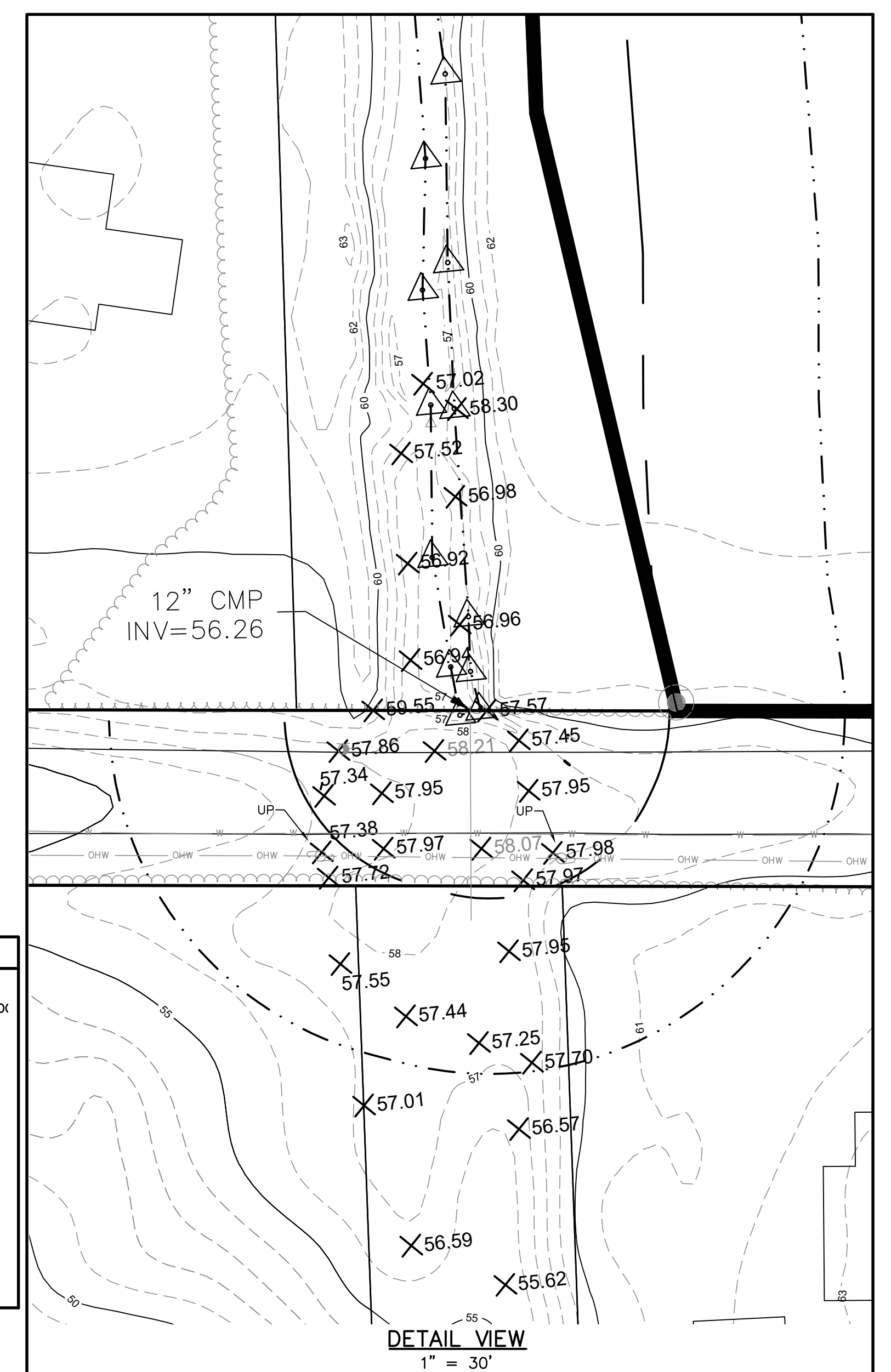
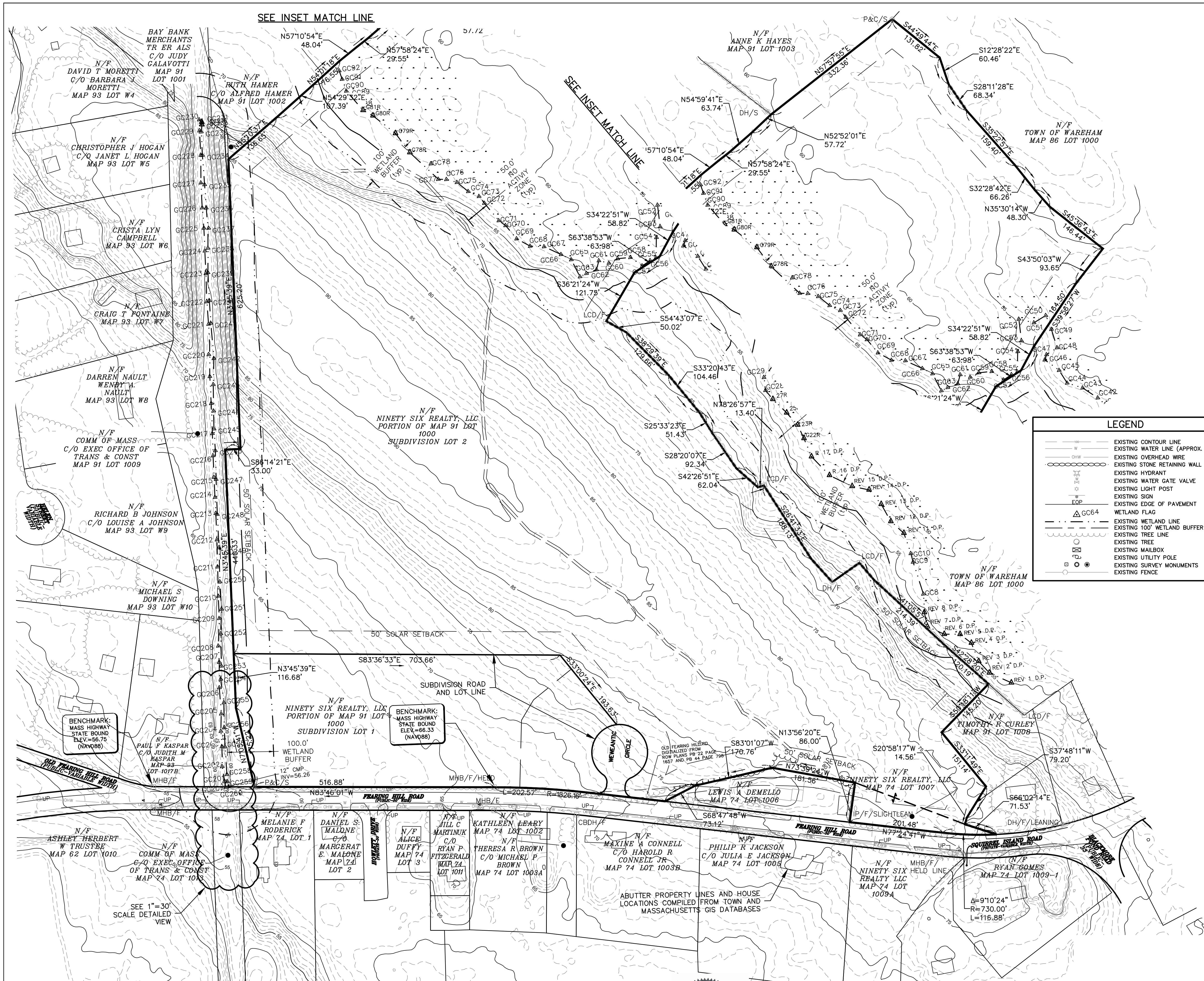
INDEX OF PLANS		
SHEET NO.	TITLE	SCALE
1	COVER SHEET	1" = 200'
2	OVERALL EXISTING CONDITIONS PLAN	1" = 100'
3	OVERALL SITE DEVELOPMENT PLAN	1" = 100'
4	SITE DEVELOPMENT PLAN	1" = 40'
5	SITE DEVELOPMENT PLAN	1" = 40'
6	SITE DEVELOPMENT PLAN	1" = 40'
7	DETAIL PLAN	N.T.S.

OWNER:
NINETY SIX REALTY LLC
246 SOUTH MEADOW ROAD,
GATE 4, HANGER NW8
PLYMOUTH, MA 02360
BOOK 54648 PAGE 68
BOOK 40960 PAGE 290
508-847-5548

APPLICANT:
WAREHAM MA 3, LLC
100 SUMMIT LAKE DRIVE, SUITE 210
VALHALLA, NY 10595
(978) 888-4088

ENGINEER:
Atlantic[®]
DESIGN ENGINEERS, INC.
P.O. Box 1051, Sandwich, MA 02563
PHONE NUMBER: (508) 888-9282





GENERAL NOTES:

1. OWNER OF RECORD:

NINETY SIX REALTY LLC
246 SOUTH MEADOW ROAD,
GATE 4, HANGER NWB
PLYMOUTH, MA 02360
BOOK 54648 PAGE 68
BOOK 40960 PAGE 290
2. THE SUBJECT PROPERTIES ARE IDENTIFIED AS LOTS 1000 & 1007, ON THE TOWN OF WAREHAM ASSESSOR MAP 91 & 74, RESPECTIVELY. TOTAL LAND AREA IS APPROXIMATELY 44± ACRES.
3. BASED UPON A REVIEW OF THE TOWN OF WAREHAM ZONING MAP AND PROPERTY CARDS, THE SUBJECT PROPERTIES LIE WITHIN AN RESIDENTIAL-60 (R-60) DISTRICT.
4. THE PROPERTY LINES SHOWN HEREON, ARE BASED ON PLANS AND DEEDS OF RECORD AND A FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83).
5. EXISTING CONDITIONS DEPICTED HEREON ARE BASED FIELD SURVEY BY ATLANTIC DESIGN ENGINEERS IN MARCH 2021 AND MAY 2022.
6. THE PROPERTY LIES WITHIN A FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 25023C0469J, DATED JULY 17, 2012.
7. WETLAND RESOURCE AREAS SHOWN HEREON ARE BASED UPON DELINEATION BY GODDARD CONSULTING IN MARCH 2021 AND FIELD LOCATED BY ATLANTIC DESIGN ENGINEERS IN MARCH 2021.
8. THE PROPERTY IS NOT LOCATED WITHIN A ZONE II OR AN INTERIM WELLHEAD PROTECTION AREA BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM AND TOWN ZONING MAP.
9. THE SITE IS NOT LOCATED WITHIN AN ESTIMATED HABITAT OF RARE WILDLIFE AND/OR A PRIORITY HABITAT OF RARE SPECIES BASED UPON A REVIEW OF THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM MAPS OBSERVED ON THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.
10. THE PROPERTY DOES NOT LIE WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC) BASED UPON A REVIEW OF THE MASSACHUSETTS GEOGRAPHIC INFORMATION SYSTEM.

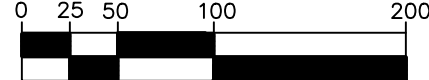
LE: 3055.02-SITE-REV2



Designed by : _____
 Drawn by : _____
 Checked by : _____
 Survey chk. by : _____
 Approved by : _____

SCALE

SCALE 1" = 100'



DATE _____

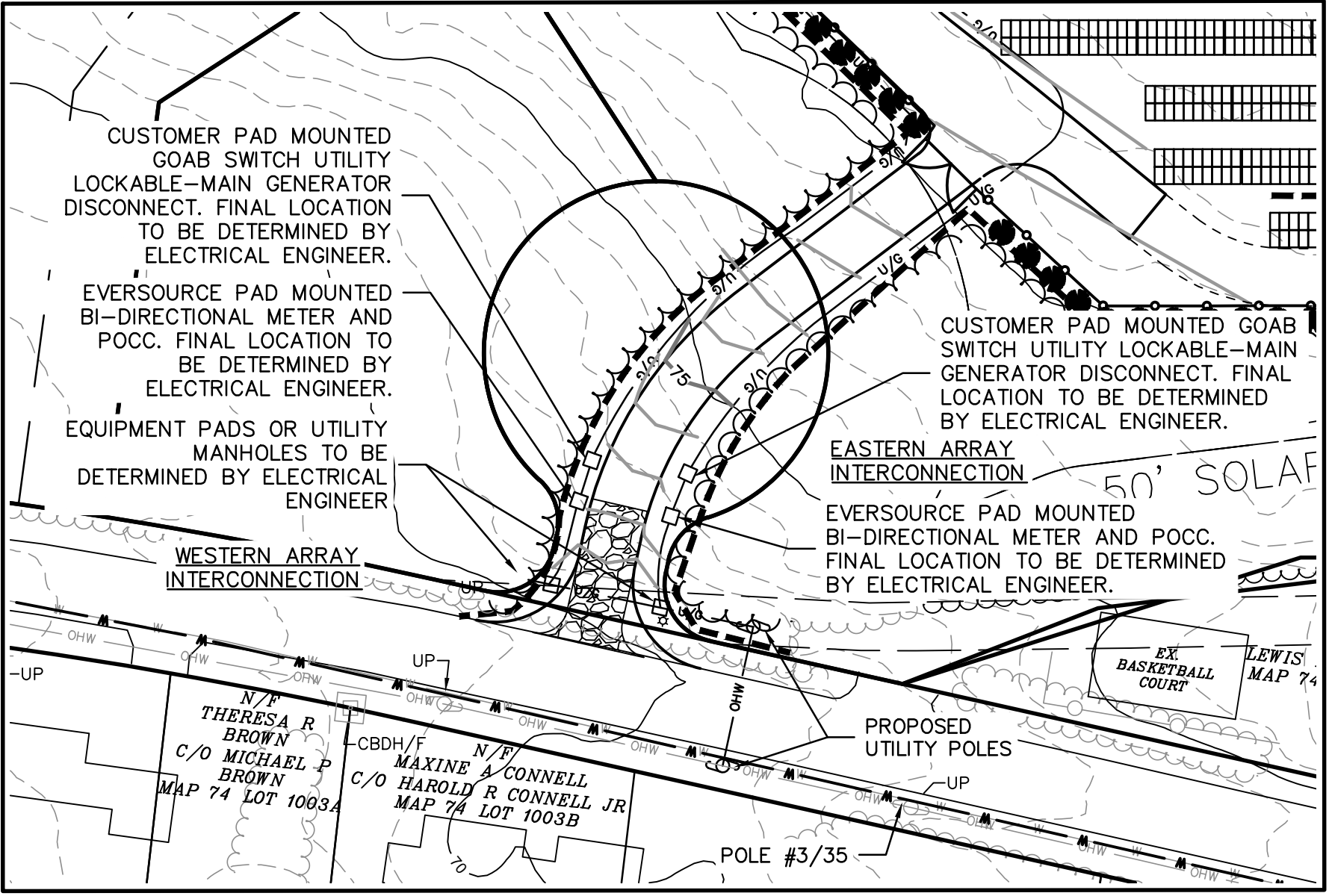


2	NJC	6/14/22	PER TOWN COMMENTS AND HYDROGEO REPORT
1	NJC	9/9/21	PER TOWN COMMENTS (SHEET 3 ONLY)
NO.	BY	DATE	REVISION









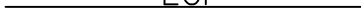


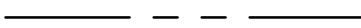









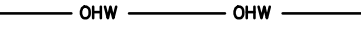








APPLICANT:
WAREHAM MA 3, LLC
 100 SUMMIT LAKE DRIVE, SUITE 210
 VALHALLA, NY 10595

EXISTING CONDITIONS PLAN
FOR
FEARING HILL ROAD SOLAR PROJECT
WAREHAM MA 02576
MAY 17, 2021

Sheet	of
2	7
JOB NUMBER	
3055.02	



SCALE: 1"=50'

LEGEND	
	EXISTING CONTOUR LINE
	EXISTING WATER LINE (APPROX. LOCATION)
	EXISTING OVERHEAD WIRE
	EXISTING STONE RETAINING WALL
	EXISTING HYDRANT
	EXISTING WATER GATE VALVE
	EXISTING LIGHT POST
	EXISTING SIGN
	EXISTING EDGE OF PAVEMENT
	WETLAND FLAG
	EXISTING WETLAND LINE
	EXISTING 100' WETLAND BUFFER
	EXISTING TREE LINE
	EXISTING TREE
	EXISTING MAILBOX
	EXISTING UTILITY POLE
	EXISTING SURVEY MONUMENTS
	EXISTING FENCE
	PROPOSED FENCE LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERHEAD WIRE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED LIMIT OF TREE CLEARING
	PROPOSED LIMIT OF EROSION CONTROL
	PROPOSED UTILITY POLE
	PROPOSED CHECK DAM
	PROPOSED CATCH BASIN
	PROPOSED DRAIN LINE
	PROPOSED DRAIN MANHOLE

TOWN OF WAREHAM
ZONING BYLAWS: OCTOBER, 2019

	<u>REQUIRED</u> ⁽²⁾	<u>PROPOSED</u> ⁽²⁾
MINIMUM LOT SIZE	60,000 SF	1,707,526 SF
MINIMUM LOT FRONTAGE	180 FEET	211 FEET
MINIMUM YARDS:		
FRONT YARD	20 FEET ⁽¹⁾	99 FEET ⁽⁴⁾
SIDE YARD	10 FEET ⁽¹⁾	96 FEET ⁽⁴⁾
REAR YARD	10 FEET ⁽¹⁾	89 FEET ⁽⁴⁾
DISTANCE OF ANY STRUCTURE FROM A RESIDENTIAL DISTRICT	50 FEET	149 FEET ⁽⁴⁾
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET
MAXIMUM % OF LOT COVERED BY BUILDINGS	NR	NR
MAXIMUM % OF LOT COVERED BY IMPERVIOUS AREA	NR	NR

53	REQUIRED
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FRONT:	50 FEET	50 FEET ⁽³⁾
SIDE:	50 FEET	50 FEET ⁽³⁾
REAR:	50 FEET	50 FEET ⁽³⁾
MINIMUM LOT SIZE:	3 ACRES	±39.2 ACRES

- (1) MINIMUM YARD DEPTHS SHALL BE IN ACCORDANCE WITH ARTICLE 6 OF THE TOWN OF WAREHAM ZONING BY-LAW; PROVIDED, HOWEVER, THAT WHERE THE LOT ABUTS OR IS ACROSS THE STREET FROM A RESIDENTIAL DISTRICT OR RESIDENTIAL DEVELOPMENT, THE YARD SETBACK FOR ALL STRUCTURES, INCLUDING FENCING AND VEGETATED BUFFER, SHALL NOT BE LESS THAN 50 FEET.
- (2) DENSITY AND DIMENSIONAL REGULATIONS ARE BASED OFF NONRESIDENTIAL USE WITHIN THE RESIDENTIAL 60 DISTRICT.
- (3) MEASURED TO THE LIMIT OF CLEARING
- (4) MEASURED TO PANELS

SEE SHEET 7 FOR
CONSTRUCTION NOTES

