

LOCUS PLAN

FOR REGISTRY USE ONLY

ZONING: MR-30

MINIMUM LOT AREA: 30,000 S.F.
 MINIMUM FRONTAGE: 150'.
 MINIMUM LOT AREA: 30,000 S.F.
 MINIMUM FRONT SETBACK: 20'
 MINIMUM SIDE/REAR SETBACK: 10'

REFERENCES:

PLYMOUTH COUNTY REGISTRY OF DEEDS
 LAND COURT CERTIFICATE NO. 130085
 AND ENDORSED NOTICE OF VOLUNTARY WITHDRAWAL
 DATED DECEMBER 15, 2020
 LAND COURT PLAN NO. 18302E
 DEED BOOK 52642, PAGE 144
 PLAN NO. 856 OF 1956
 WAREHAM ASSESSOR'S MAP 61, LOT 1172

TOWN OF WAREHAM PLANNING BOARD
 APPROVAL UNDER SUBDIVISION CONTROL LAW
 NOT REQUIRED.

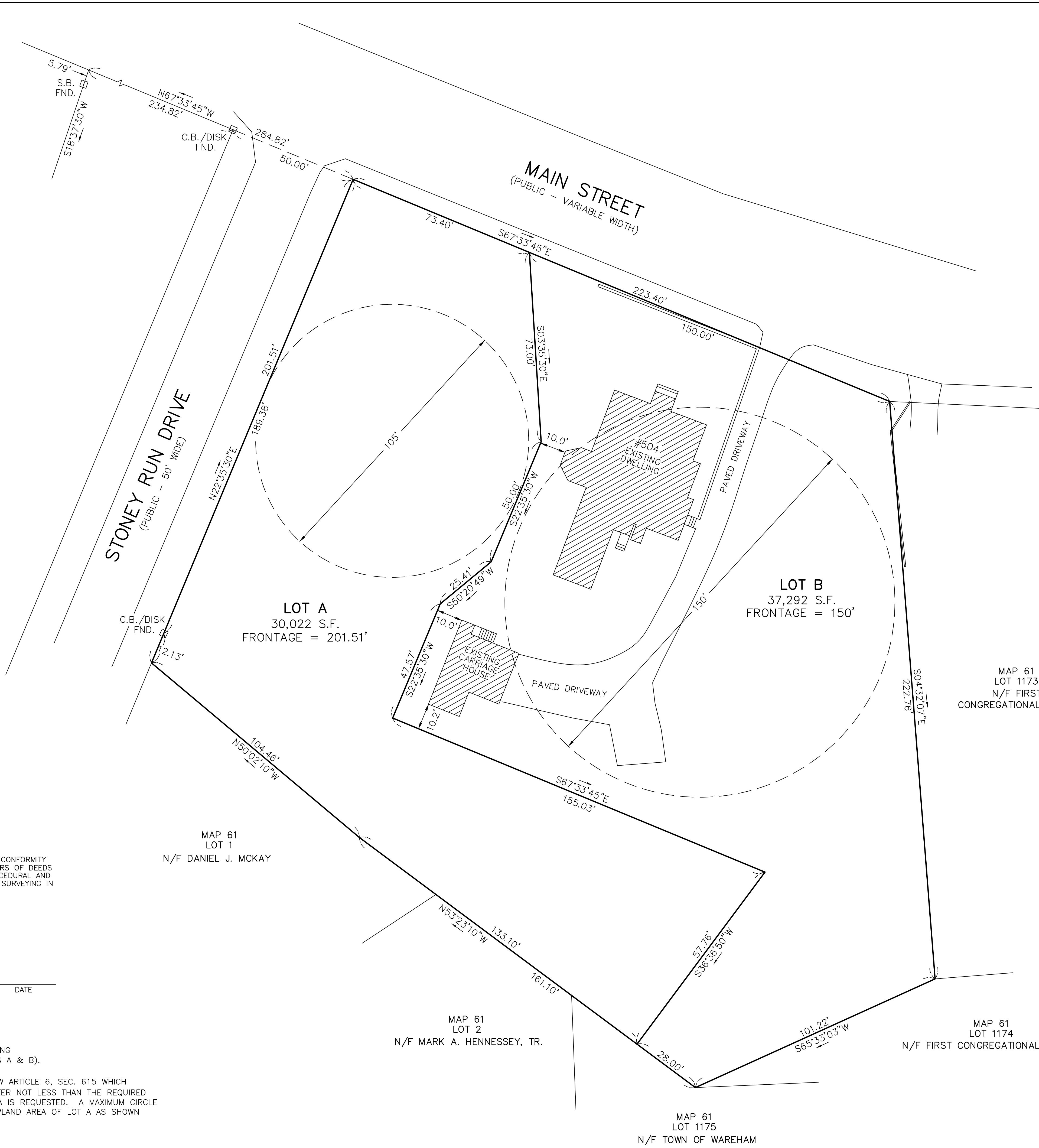
DATE: _____

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 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, SEC.40.

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, SEC. 612; ARTICLE 10 SEC. 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.



STONEY RUN DRIVE
 (PUBLIC - 50' WIDE)

MAIN STREET
 (PUBLIC - VARIABLE WIDTH)

LOT A
 30,022 S.F.
 FRONTAGE = 201.51'

LOT B
 37,292 S.F.
 FRONTAGE = 150'

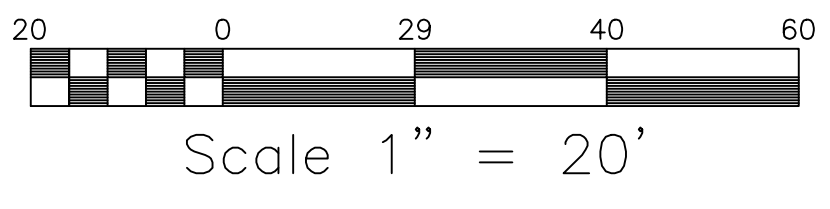
MAP 61
 LOT 1173
 N/F FIRST
 CONGREGATIONAL CHURCH

MAP 61
 LOT 1
 N/F DANIEL J. MCKAY

MAP 61
 LOT 2
 N/F MARK A. HENNESSEY, TR.

MAP 61
 LOT 1175
 N/F TOWN OF WAREHAM

MAP 61
 LOT 1174
 N/F FIRST CONGREGATIONAL CHURCH



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



PROFESSIONAL LAND SURVEYOR _____ DATE _____

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PROPERTY INTO TWO SEPARATE BUILDABLE LOTS (LOTS A & B).

A WAIVER OF THE TOWN OF WAREHAM ZONING BY-LAW ARTICLE 6, SEC. 615 WHICH REQUIRES A LOT TO CONTAIN A CIRCLE OF A DIAMETER NOT LESS THAN THE REQUIRED FRONTAGE (150') WITHIN THE BUILDABLE UPLAND AREA IS REQUESTED. A MAXIMUM CIRCLE DIAMETER OF 105' WILL FIT WITHIN THE BUILDABLE UPLAND AREA OF LOT A AS SHOWN ON THIS PLAN.

APPROVAL NOT REQUIRED PLAN OF LAND IN WAREHAM, MASSACHUSETTS

PREPARED FOR:
 LAWSON REALTY TRUST LLC (OWNER)

SCALE: 1"=20' DATE: 12-31-20

PROJECT NO. 20-052-2472

COLLINS CIVIL ENGINEERING GROUP, INC.
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