



- NOTES:**
- OWNER:**
NINETY SIX REALTY, LLC
246 SOUTH MEADOW STREET
GATE 4, HANGAR NW8
PLYMOUTH, MA 02360
 - LOCUS IS SHOWN AS LOT 1009 ON WAREHAM ASSESSOR'S MAP 74.
 - LOCUS DEED REFERENCE:**
BOOK 40960, PAGE 290
 - PLAN REFERENCES:**
PLAN BOOK 46, PAGE 825
PLAN BOOK 49, PAGE 743
PLAN BOOK 51, PAGE 365
PLAN BOOK 55, PAGE 314
PLAN BOOK 56, PAGE 1115
PLAN BOOK 61, PAGE 666
PLAN BOOK 62, PAGE 311
 - LOCUS PROPERTY IS LOCATED WITHIN THE R-60 ZONING DISTRICT.
 - THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1, LOT 2, & PARCEL 3 FROM FORMER LOT 1009 AS SHOWN ON WAREHAM ASSESSOR'S MAP 74. PARCEL 3 IS CONSIDERED UNBUILDABLE UNDER THE CURRENT CONFIGURATION.
 - 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.

ZONING DISTRICT: R-60

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

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.