

**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'

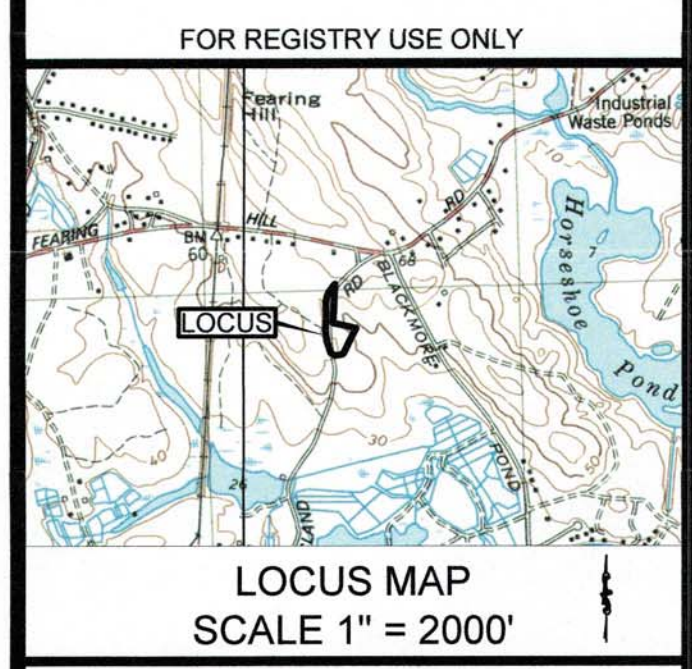
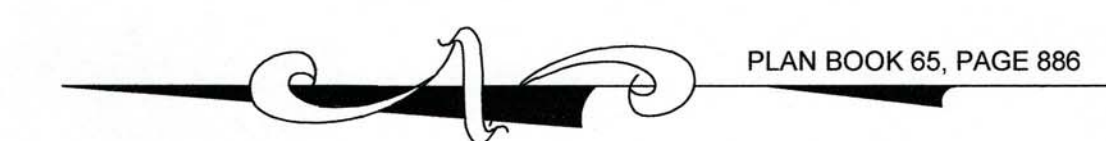
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

APPROVED \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ENDORSED DATE \_\_\_\_\_



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 3/9/23

**APPROVAL NOT REQUIRED  
PLAN OF LAND**  
AT  
**10 SQUIRREL ISLAND ROAD**  
IN  
**WAREHAM, MASSACHUSETTS**  
(PLYMOUTH COUNTY)

**REVISIONS:**

No.	DATE	DESC.

PREPARED FOR:  
**ROBERT L. PERRY**  
29 SQUIRREL ISLAND ROAD  
WAREHAM, MA 02576

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

DATE:	MARCH 9, 2023
FIELD:	GK
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO:	5190

- NOTES:**
- OWNER (LOT 1010-A1): ROBERT L. & MARGARET A. PERRY 29 SQUIRREL ISLAND ROAD W. WAREHAM, MA 02576
  - LOCUS IS SHOWN AS LOT 1010-A1 ON WAREHAM ASSESSOR'S MAP 74.
  - LOCUS DEED REFERENCE: BOOK 56400, PAGE 177
  - PLAN REFERENCES:  
PLAN BOOK 46, PAGE 825  
PLAN BOOK 49, PAGE 743  
PLAN BOOK 51, PAGE 365  
PLAN BOOK 55, PAGE 814  
PLAN BOOK 56, PAGE 1115  
PLAN BOOK 61, PAGE 586  
PLAN BOOK 62, PAGE 311  
PLAN BOOK 64, PAGE 1069  
PLAN BOOK 65, PAGE 446  
PLAN BOOK 65, PAGE 886
  - LOCUS PROPERTY IS LOCATED WITHIN THE R-60 ZONING DISTRICT.
  - THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1 AND PARCEL A FROM FORMER LOT 1010-A1 AS SHOWN ON 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.

