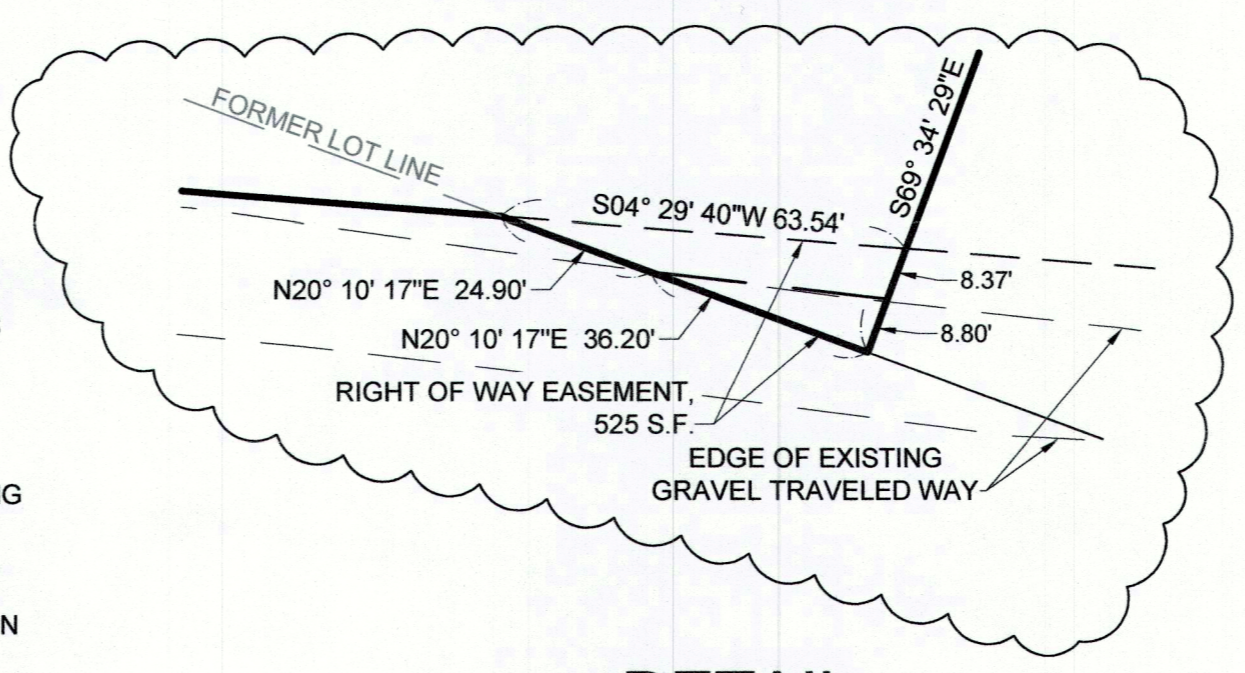
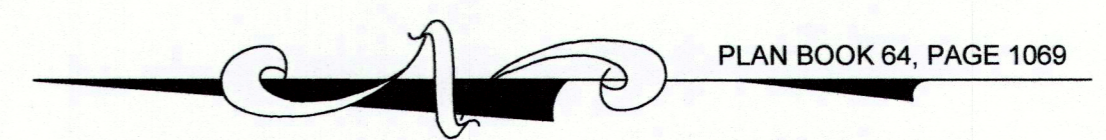


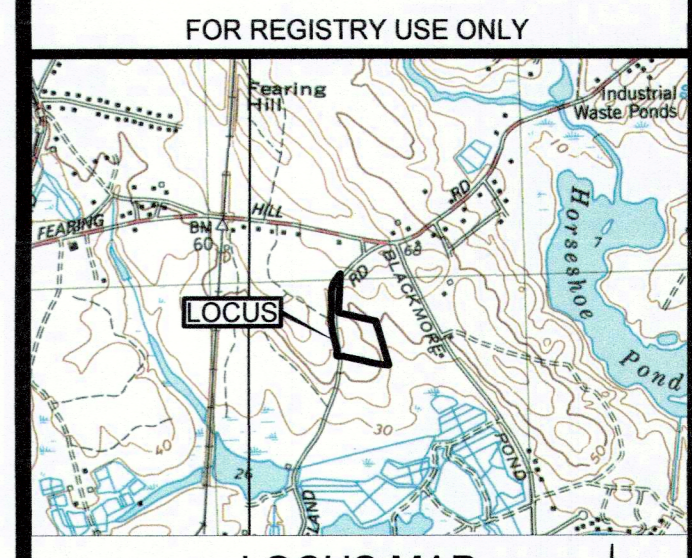
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

APPROVED _____

ENDORSED DATE _____

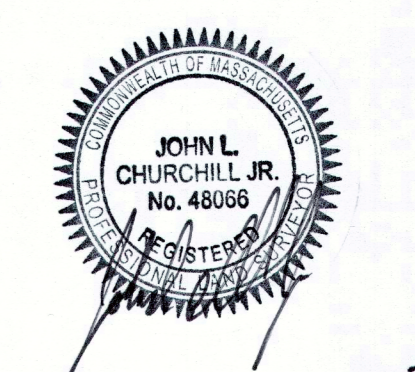


DETAIL
SCALE: 1" = 30'



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

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

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
NINETY SIX REALTY, LLC
246 S. MEADOW ROAD,
GATE 4, HANGAR NW8
PLYMOUTH, MA 02360
&
ROBERT L. PERRY
29 SQUIRREL ISLAND ROAD
W. WAREHAM, MA 02576

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

DATE:	MARCH 22, 2021
FIELD:	GK
CALC./DESIGN:	SJI
DRAWN:	SJI
CHECK:	JLC
JOB NO:	5190
SHEET 1 OF 1	

- NOTES:**
- OWNER (LOT 1010A): NINETY SIX REALTY, LLC 246 SOUTH MEADOW STREET GATE 4, HANGAR NW8 PLYMOUTH, MA 02360
OWNER (LOT S1.B): SQUIRREL ISLAND ESTATES, LLC 191 MAIN STREET WAREHAM, MA 02571
 - LOCUS IS SHOWN AS LOTS 1010A & S1.B ON WAREHAM ASSESSOR'S MAP 74.
 - LOCUS DEED REFERENCES: BOOK 54030, PAGE 213 (LOT 1010A) BOOK 25083, PAGE 81 (LOT S1.B)
 - PLAN REFERENCES: PLAN BOOK 46, PAGE 825 PLAN BOOK 48, PAGE 743 PLAN BOOK 51, PAGE 305 PLAN BOOK 55, PAGE 814 PLAN BOOK 56, PAGE 1115 PLAN BOOK 61, PAGE 566 PLAN BOOK 62, PAGE 311
 - LOCUS PROPERTIES ARE LOCATED WITHIN THE R-60 ZONING DISTRICT.
 - THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1 & 2 FROM FORMER LOTS 1010A & S1.B 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.

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'

