



MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL  
& DEFINITIVE SUBDIVISION PLAN APPROVAL

DEFINITIVE PLAN SUBMISSION  
for  
BAY POINTE CLUB MIXED USE  
DEVELOPMENT PHASE II & III  
in  
WAREHAM, MASSACHUSETTS

OWNER / APPLICANT:

BAY POINTE CLUB, LLC  
C/O STONESTREET, CORP.  
501 WAMPANOAG TRAIL, SUITE 400  
EAST PROVIDENCE, RHODE ISLAND 02915  
401.433.6900

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) LOCUS MAP AT 2000 SCALE
- 3) EXISTING CONDITIONS SURVEY SHEET -A
- 4) EXISTING CONDITIONS SURVEY SHEET -B
- 5) EXISTING CONDITIONS SURVEY SHEET -C
- 6) LOT LAYOUT SHEET
- 7) GRADING PLAN KEY SHEET
- 8-10) GRADING PLANS
- 11) UTILITY PLAN KEY SHEET
- 12-14) UTILITY PLANS

NOTE:

ALL PROPOSED LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER AND SEWER SERVICES.

PHASING OF PROJECT:

PHASE II - BAY POINTE DRIVE AND STARBOARD DRIVE CONSTRUCTION (TO SERVE UNITS 29-32, 45-78, & 83-84)

PHASE III - BEACON STREET CONSTRUCTION (TO SERVE UNITS 33-44 & 79-82)

FIRE DEPARTMENT NOTE:

SECTION VI, K. FIRE ALARMS (PAGE 23 OF 26- SUBDIVISION REGULATIONS)  
A FIRE ALARM CIRCUIT TO BE INSTALLED INCLUDING AT LEAST ONE  
(1) FIRE ALARM BOX FOR EACH 500FT OF STREET PER THE FIRE CHIEF PER NFPA STANDARDS.

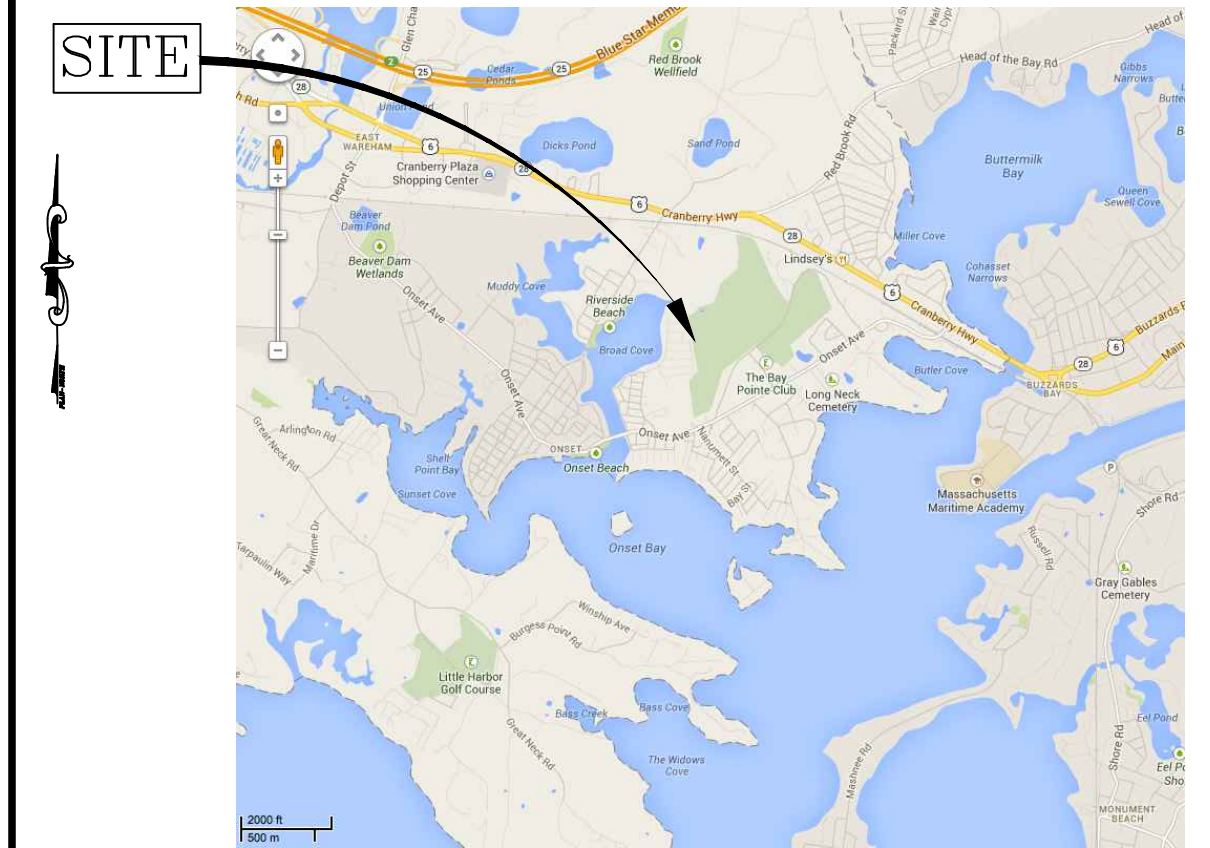
BAY POINT WAIVERS FROM THE TOWN OF WAREHAM SUBDIVISION RULES & REGULATIONS

THE FOLLOWING WAIVERS ARE REQUESTED, BASED ON A ROAD CLASSIFICATION UNDER V.C.1. AS "RESIDENTIAL STANDARD" OR "RESIDENTIAL COLLECTOR"

1. FROM SEC. VI. G., BIT. CONC. SIDEWALK ON ONE SIDE OF ROAD
2. FROM SEC. VI. H., CAPE COD BERMS ON EACH SIDE INSTEAD OF VERTICAL GRANITE OR CONCRETE CURBS
3. FROM SEC. V. C. 3. a., ROW WIDTH 40' INSTEAD OF 50'
4. FROM SEC. V. C. 4., ROAD GRADES LESS THAN MINIMUM (0.75%)
5. FROM SEC. VI. C. 6., REDUCE ROAD BASE MATERIAL THICKNESS FROM TWO 6" COURSES TO ONE 8" COURSE WHERE RECLAIMED ASPHALT IS USED

RECORDED DECISION REFERENCE:

SEE SUBDIVISION PLAN APPROVAL DECISION IN BOOK 48972, PAGE 137. WITHOUT LIMITING THE GENERALITY THEREOF, SEE MINIMUM BUILDING SEPERATION CONDITION (CONDITION 17). SEE SITE PLAN AND SPECIAL PERMIT APPROVAL DECISION IN BOOK 48972 PAGE 147.



SCALE: NOT TO SCALE

PROJECT DATA:

PLATS: 2, 8, 9 & 10 LOT: 1004A

NUMBER OF SINGLE FAMILY BUILDINGS: 16 (16 UNITS)  
NUMBER OF DUPLEX BUILDINGS: 16 (32 UNITS)  
NUMBER OF 8-UNIT BUILDINGS: 1 (8 UNITS)  
NUMBER OF TOTAL DWELLING UNITS: 56

(REFER TO REGISTRY PLANS FOR LOT AREAS)

RESIDENTIAL "STANDARD" STREET REQUIREMENTS:

PHASE II & III:

TOTAL LENGTH OF PROPOSED NEW & IMPROVED ROADS

STARBOARD DRIVE	1,579 L.F. (PHASE II)
BEACON STREET	808 L.F. (PHASE III)
PAVEMENT WIDTH	22 FEET

WAIVERS REQUESTED

\*\*BIT. CONC. SIDEWALK PROPOSED (ONE SIDE OF ROADS)

\*\*NEW STREETS TO HAVE CAPE COD BERMS

\*\*PRIVATE RIGHT OF WAY WIDTH TO BE 40 FT

\*\*ROAD GRADES LESS THAN MINIMUM OTHERWISE REQUIRED EXCEPT WHERE DEFINED ON APPROVED PLANS

REDUCE BASE MATERIAL THICKNESS TO 8 INCHES WHERE RECLAIMED ASPHALT IS UTILIZED

ZONING CLASSIFICATION:

"CR" CONFERENCE RECREATIONAL & "MR-30" MULTIPLE RESIDENCE DISTRICT

PROPOSED BUILDING SETBACKS:

FRONT: 12FT  
REAR: 10FT  
SIDE: 18FT

\*REFER TO THE AMENDED ZONING BY-LAWS DATED NOV. 10, 2010

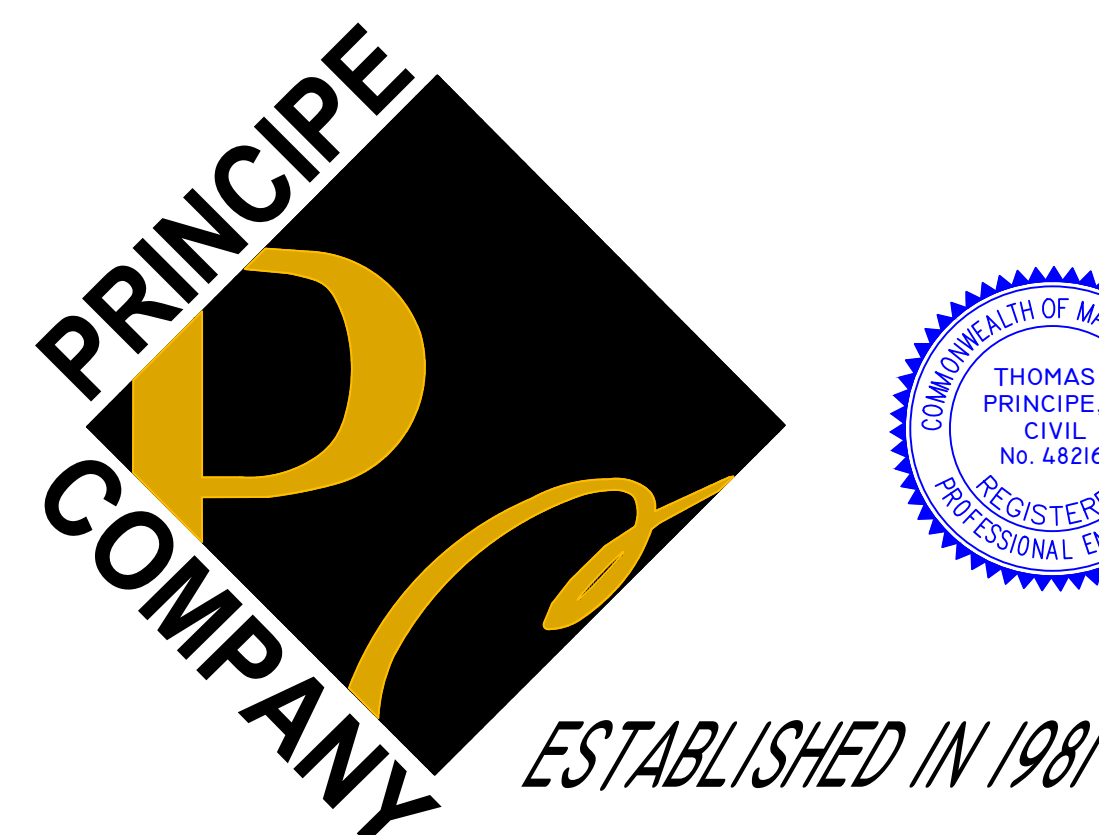
DEFINITIVE PLAN APPROVAL GRANTED  
BY: WAREHAM PLANNING BOARD

DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20-DAY STATUTORY APPEAL PERIOD

TOWN CLERK - WAREHAM MASSACHUSETTS



PREPARED BY:

**PRINCIPE COMPANY, INC.**

ENGINEERING DIVISION

PO BOX 298  
TIVERTON, RHODE ISLAND 02878  
401.816.5385  
PRINCIPEENGINEERING@GMAIL.COM

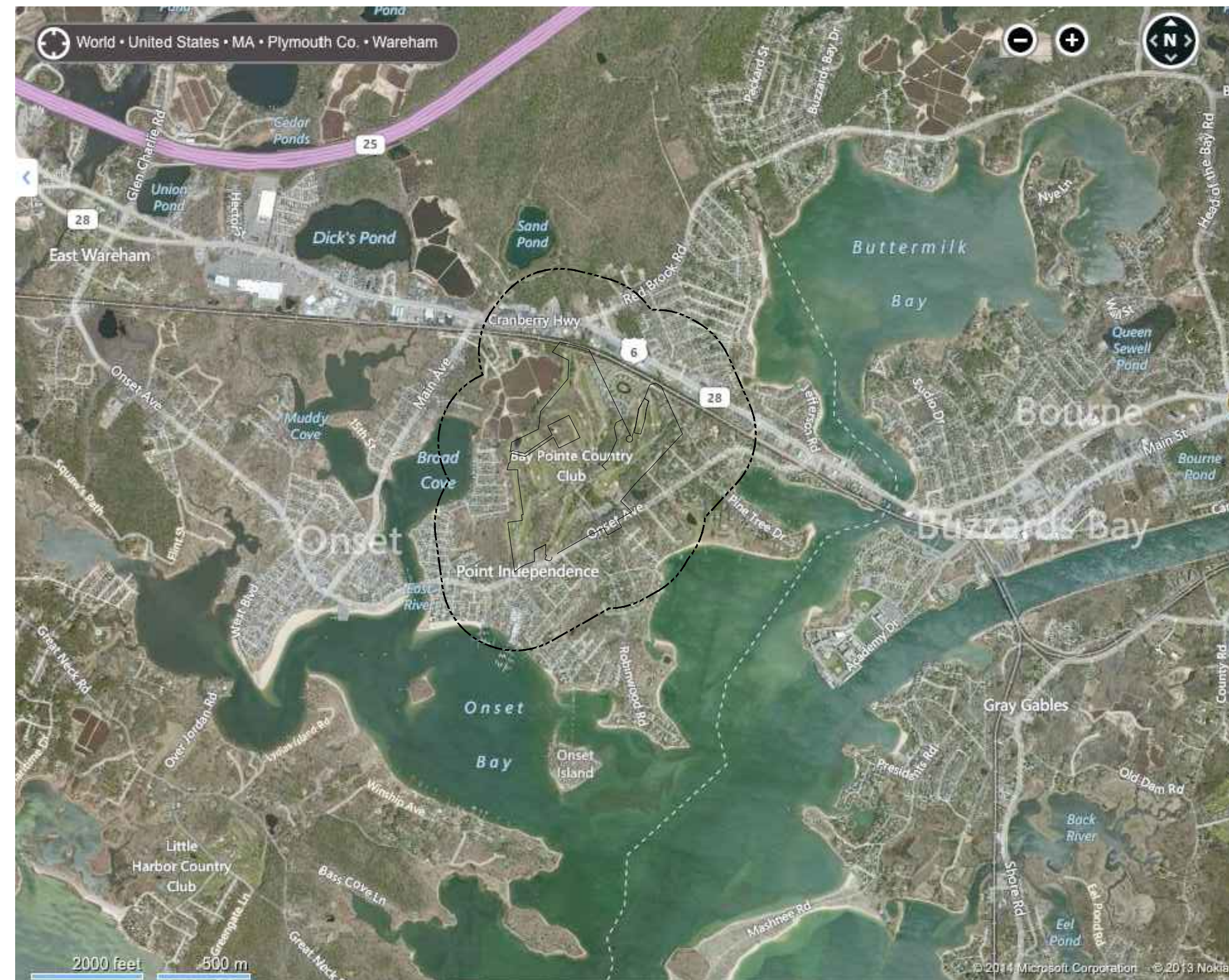
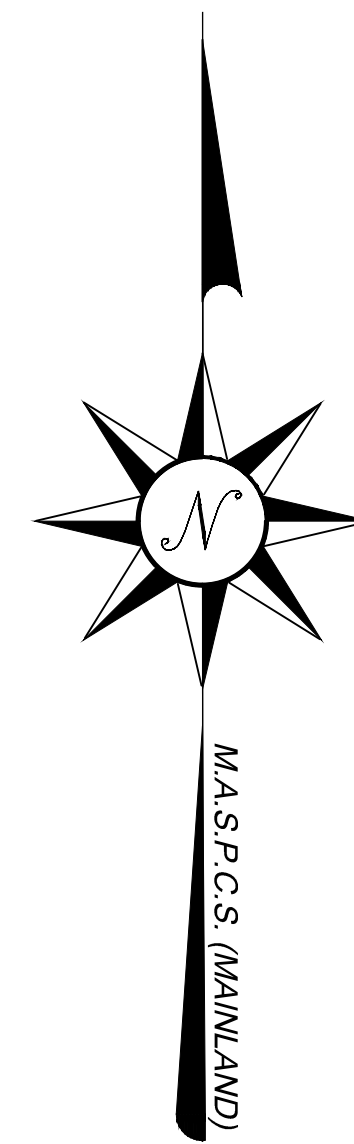
DATE: JANUARY 19, 2021  
REVISED: FEBRUARY 15, 2021  
FEBRUARY 24, 2021

EXISTING CONDITIONS AND PROPERTY LINE SURVEY BY:  
RICHARD LIPSITZ, PLS  
WATERMAN ENGINEERING COMPANY  
46 SUTTON AVENUE  
EAST PROVIDENCE, RHODE ISLAND 02914  
PHONE: 401.438.5775  
FAX: 401.438.5773

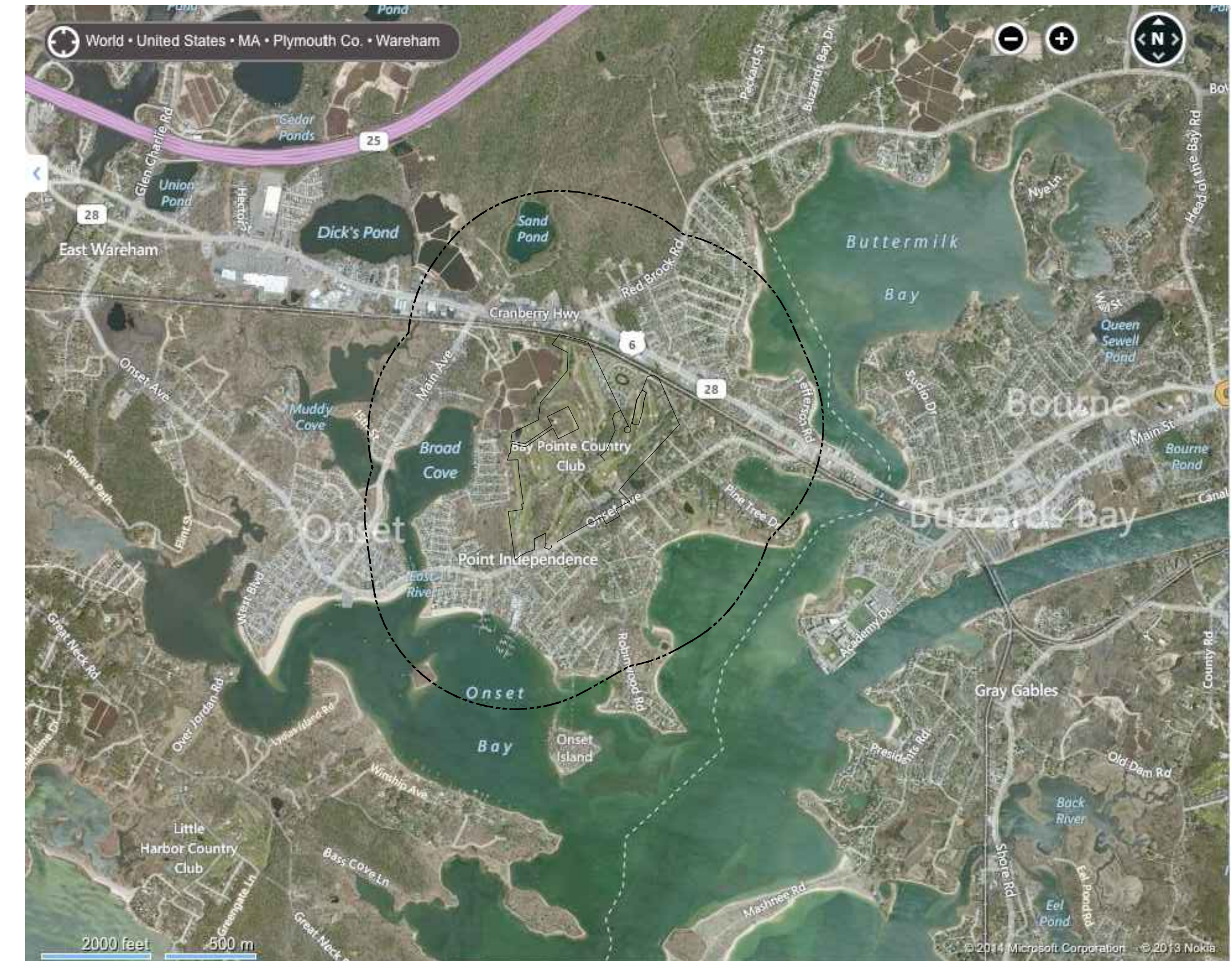
LANDSCAPE ARCHITECTURE BY: DONALD LEIGHTON, ASLA  
BETA GROUP; GLA LANDSCAPE DIVISION  
6 BALCKSTONE PLACE  
LINCOLN, RI 02865  
PHONE: 401.333.2382

GOLF COURSE ARCHITECTURE BY: TIM GERRISH  
GARDNER & GERRISH LANDSCAPE ARCHITECTS, LLC  
192 WENTWORTH AVENUE  
EDGEWOOD, RI 02905  
PHONE: 401.263.7106



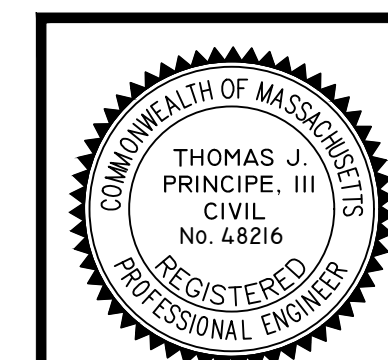


QUARTER MILE RADIUS



HALF MILE RADIUS

MODIFICATION TO SPECIAL USE  
PERMIT & SITE PLAN APPROVAL &  
DEFINITIVE SUBDIVISION PLAN  
APPROVAL



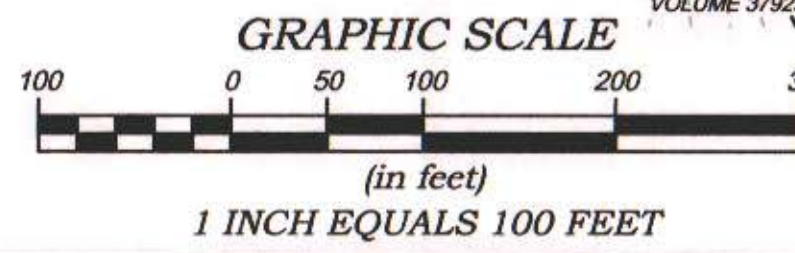
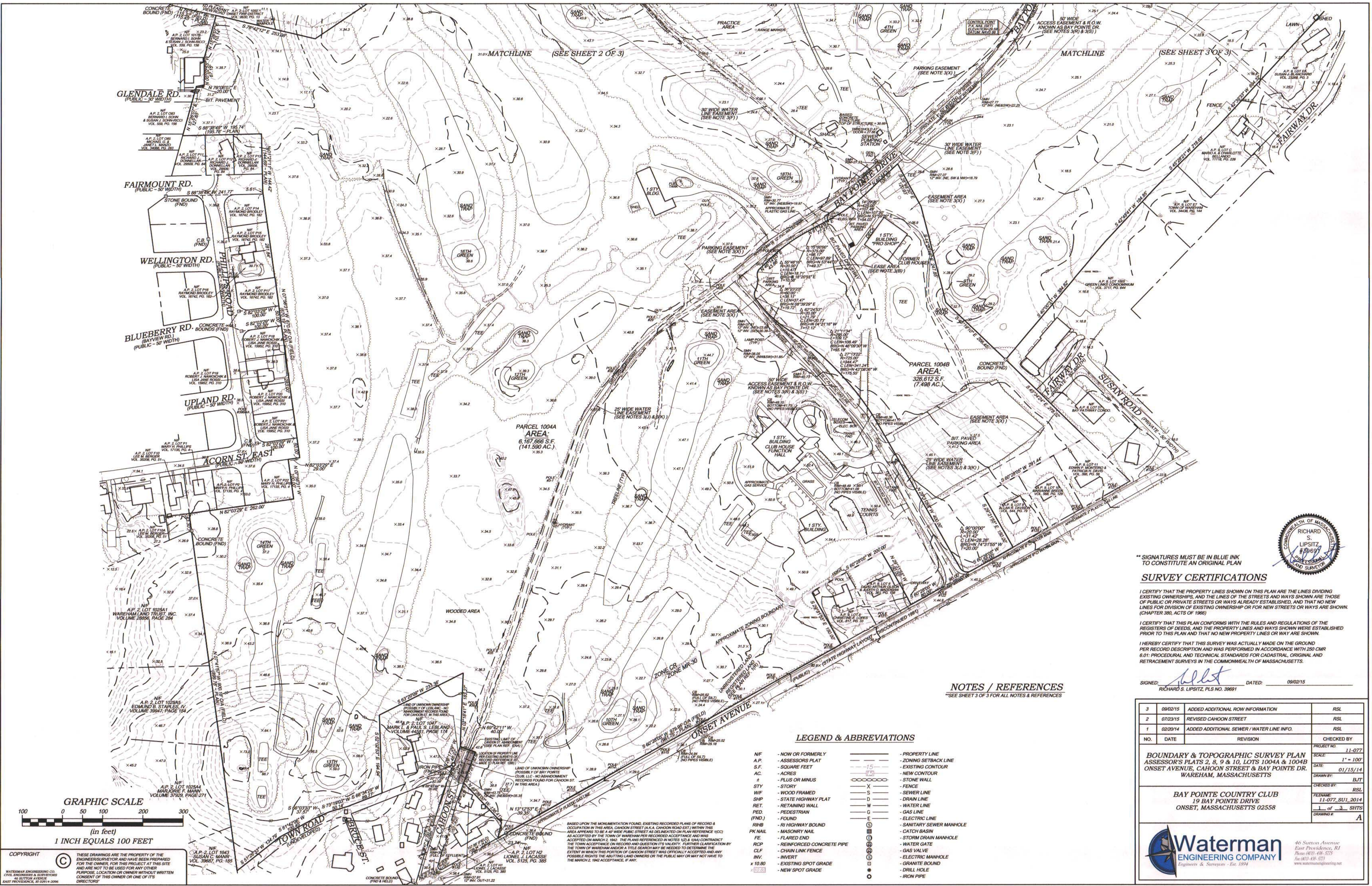
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
PRINCIPEENGINEERING@GMAIL.COM  
ESTABLISHED IN 1981

REVISIONS			
No.	DATE	DRWN	CHKD

DEFINITIVE PLAN SUBMISSION  
for  
BAY POINTE CLUB MIXED USE  
DEVELOPMENT PHASE II & III  
in  
WAREHAM, MASSACHUSETTS  
AERIAL OVERLAY RADIUS LOCUS

SCALE: 1"=2000' SHEET NO: 2 OF 14  
DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
DATE: 1/19/21 PROJECT NO.: LD-13-1 PH II





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 THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/DRAWN AND HAVE BEEN PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

AP. 2 LOT 1025A1 MARJORIE F. MANN VOL. 37928, PAGE 271  
 AP. 2 LOT 1025A4 EDWARD B. STAPLES, IV VOLUME 39947, PAGE 154  
 AP. 2 LOT 1025A3 SUSAN C. MANN VOL. 39687, PG. 185

AP. 2 LOT 1025A2 EDWARD B. STAPLES, IV VOLUME 39947, PAGE 154  
 AP. 2 LOT 1025A3 SUSAN C. MANN VOL. 39687, PG. 185  
 AP. 2 LOT 1025A4 EDWARD B. STAPLES, IV VOLUME 39947, PAGE 154

BASED UPON THE MONUMENTATION FOUND, EXISTING RECORDED PLANS OF RECORD & OCCUPATION IN THIS AREA, CAHOON STREET (A.K.A. CAHOON ROAD) WITHIN THIS AREA APPEARS TO BE A 40' WIDE PUBLIC STREET AS DELINEATED ON PLAN REFERENCE (100) AS ACCEPTED BY THE TOWN OF WARHAM PER RECORDED ACCEPTANCE AND WAS ACCEPTED ON MARCH 2, 1942. THE PLANS REFERENCED IN NOTES 102 & 103 CONTRACTOR SHALL VERIFY THE LOCATION AND WIDTH OF CAHOON STREET AND THE LOCATION OF THE TOWN OF WARHAM AND A TITLE SEARCH MAY BE NEEDED TO DETERMINE THE EXTENT IN WHICH THE PORTION OF CAHOON STREET WAS OFFICIALLY ACCEPTED AND ANY POSSIBLE RIGHTS THE ABUTTING LAND OWNERS OR THE PUBLIC MAY OR MAY NOT HAVE TO THE MARCH 2, 1942 ACCEPTANCE, IF ANY.

**NOTES / REFERENCES**  
 \*\*SEE SHEET 3 OF 3 FOR ALL NOTES & REFERENCES

**LEGEND & ABBREVIATIONS**

- N/F - NOW OR FORMERLY
- A.P. - ASSESSORS PLAT
- S.F. - SQUARE FEET
- AC. - ACRES
- ± - PLUS OR MINUS
- STY. - STORY
- W/F - WOOD FRAMED
- SHP - STATE HIGHWAY PLAT
- RET. - RETAINING WALL
- PED. - PEDESTRIAN
- (FND.) - FOUND
- R/HB - RI HIGHWAY BOUND
- PK NAIL - MASONRY NAIL
- FE - FLARED END
- RCP - REINFORCED CONCRETE PIPE
- CLF - CHAIN LINK FENCE
- INV. - INVERT
- x 10.80 - EXISTING SPOT GRADE
- 10.80 - NEW SPOT GRADE
- PROPERTY LINE
- ZONING SETBACK LINE
- EXISTING CONTOUR
- NEW CONTOUR
- STONE WALL
- FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- WATER GATE
- GAS VALVE
- ELECTRIC MANHOLE
- GRANITE BOUND
- DRILL HOLE
- IRON PIPE

**SURVEY CERTIFICATIONS**

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS OR WAYS ARE SHOWN. (CHAPTER 380, ACTS OF 1986)

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AND THE PROPERTY LINES AND WAYS SHOWN WERE ESTABLISHED PRIOR TO THIS PLAN AND THAT NO NEW PROPERTY LINES OR WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND WAS PERFORMED IN ACCORDANCE WITH 260 CMR 6.01: PROCEDURAL AND TECHNICAL STANDARDS FOR CADASTRAL, ORIGINAL AND RETRACEMENT SURVEYS IN THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: *[Signature]* DATED: 09/02/15  
 RICHARD S. LIPSITZ, PLS NO. 39691



NO.	DATE	REVISION	CHECKED BY
3	09/02/15	ADDED ADDITIONAL ROW INFORMATION	RSL
2	07/23/15	REVISED CAHOON STREET	RSL
1	02/20/14	ADDED ADDITIONAL SEWER / WATER LINE INFO.	RSL

PROJECT NO: 11-077  
 SCALE: 1" = 100'  
 DATE: 01/15/14  
 DRAWN BY: BJT  
 CHECKED BY: RSL  
 PLAN NO: 11-077\_SUI\_2014  
 SHEETS: 3 OF 3  
 DRAWING: A

**BAY POINT COUNTRY CLUB**  
 19 BAY POINT DRIVE  
 ONSET, MASSACHUSETTS 02558

**Waterman ENGINEERING COMPANY**  
 Engineers & Surveyors - Est. 1894  
 46 Sutton Avenue  
 East Providence, RI  
 Phone: (401) 438-5775  
 Fax: (401) 438-1777  
 www.watermanengineering.com





**NOTES / REFERENCES**  
 \*\*SEE SHEET 3 OF 3 FOR ALL NOTES & REFERENCES



\*\*SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

**SURVEY CERTIFICATIONS**

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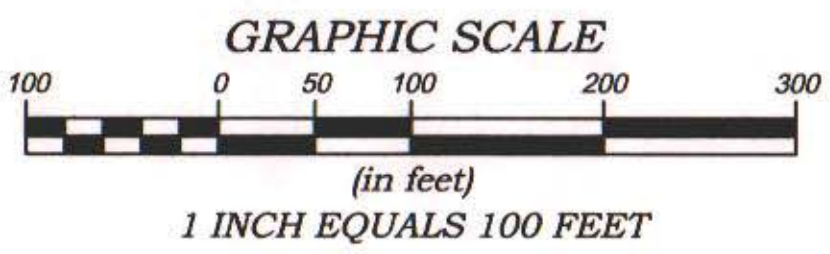
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SIGNED: *[Signature]* DATED: 09/02/15  
 RICHARD S. LIPSITZ, PLS NO. 3989

**LEGEND & ABBREVIATIONS**

- |         |                            |     |                          |
|---------|----------------------------|-----|--------------------------|
| NF      | - NOW OR FORMERLY          | --- | - PROPERTY LINE          |
| A.P.    | - ASSESSORS PLAT           | --- | - ZONING SETBACK LINE    |
| S.F.    | - SQUARE FEET              | --- | - EXISTING CONTOUR       |
| AC.     | - ACRES                    | --- | - NEW CONTOUR            |
| ±       | - PLUS OR MINUS            | --- | - STONE WALL             |
| STY     | - STORY                    | X   | - FENCE                  |
| W/F     | - WOOD FRAMED              | S   | - SEWER LINE             |
| SHP     | - STATE HIGHWAY PLAT       | D   | - DRAIN LINE             |
| RET.    | - RETAINING WALL           | W   | - WATER LINE             |
| PED     | - PEDESTRIAN               | G   | - GAS LINE               |
| (FND.)  | - FOUND                    | E   | - ELECTRIC LINE          |
| R/HB    | - RI HIGHWAY BOUND         | ⊙   | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL             | ⊞   | - CATCH BASIN            |
| FE      | - FLARED END               | ⊞   | - STORM DRAIN MANHOLE    |
| RCP     | - REINFORCED CONCRETE PIPE | ⊞   | - WATER GATE             |
| CLF     | - CHAIN LINK FENCE         | ⊞   | - GAS VALVE              |
| INV.    | - INVERT                   | ⊞   | - ELECTRIC MANHOLE       |
| x 10.80 | - EXISTING SPOT GRADE      | ⊞   | - GRANITE BOUND          |
| x 10.80 | - NEW SPOT GRADE           | ⊞   | - DRILL HOLE             |
|         |                            | ⊞   | - IRON PIPE              |



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3	09/02/15	ADDED ADDITIONAL ROW INFORMATION	RSL
2	07/23/15	REVISED CAHOON STREET	RSL
1	02/20/14	ADDED ADDITIONAL SEWER / WATER LINE INFO.	RSL

PROJECT NO: 11-077  
 SCALE: 1" = 100'  
 DATE: 01/15/14  
 DRAWN BY: BJT  
 CHECKED BY: RSL  
 FILENAME: 11-077\_SU1\_2014  
 2 of 3 SHETS  
 DRAWING # B

**BOUNDARY & TOPOGRAPHIC SURVEY PLAN**  
 ASSESSOR'S PLATS 2, 8, 9 & 10, LOTS 1004A & 1004B  
 ONSET AVENUE, CAHOON STREET & BAY POINTE DR.  
 WARHAM, MASSACHUSETTS

**BAY POINTE COUNTRY CLUB**  
 19 BAY POINTE DRIVE  
 ONSET, MASSACHUSETTS 02558

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NOTES / REFERENCES

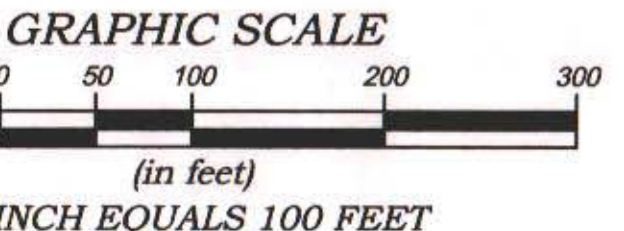
- 1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;
A.) PLAN ENTITLED 'APPROVAL NOT REQUIRED PLAN LONG NECK ROAD WAREHAM, MA...
B.) PLAN SET ENTITLED 'ALTA / ACSM LAND TITLE SURVEY ONSET, MASSACHUSETTS...
C.) PLAN ENTITLED 'PLAN OF LAND - PREPARED FOR ELEANOR A. LUCASSE...
D.) PLAN ENTITLED 'SITE PLAN BAY PATHWAY CONDOMINIUM SUSAN ROAD, WAREHAM, MA...
E.) PLAN ENTITLED 'PLAN OF LAND PREPARED FOR BPG CORP. BP RESIDENTIAL CORP. & BAYBANK ONSET...
F.) PLAN ENTITLED 'APPROVAL NOT REQUIRED PLAN PREPARED FOR BPG CORPORATION ONSET AVE...
G.) PLAN ENTITLED 'PLAN TO ACCOMPANY GRANT OF EASEMENT BAY POINTE DRIVE & BUFFER AREA...
H.) PLAN ENTITLED 'PLAN OF PROPOSED EASEMENTS PREPARED FOR ONSET FIRE DISTRICT CAHOON STREET...
I.) PLAN ENTITLED 'EASEMENT PLAN PREPARED FOR ONSET FIRE DISTRICT CAHOON ROAD...
J.) PLAN ENTITLED 'PLAN OF LAND PREPARED FOR ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION...
K.) PLAN ENTITLED 'PLAN OF LAND IN WAREHAM, PLYMOUTH COUNTY, MASS. SCALE: 1" = 60' FEBRUARY 12, 1983...
L.) PLAN ENTITLED 'PLAN OF LAND IN WAREHAM, MASS. PREPARED FOR RICHARD D. WARD...
M.) PLAN ENTITLED 'PLAN OF LAND PREPARED FOR JOSEPH DINARELLO O-NE-SET HEIGHTS WAREHAM, MASS...
N.) PLAN ENTITLED 'ONSET FIRE DISTRICT EASEMENT FOR WATER MAIN OVER LAND OF PRO TANTO, INC. & WHITE PINES REALTY...
O.) PLAN ENTITLED 'SUBDIVISION PLAN OF LAND IN WAREHAM DELANO & KEITH, INC. GEORGE A. WORRALL...
P.) PLAN ENTITLED 'PLAN OF LAND PREPARED FOR ROBERT C. HAMMOND ET ALS POINT INDEPENDENCE...
Q.) PLAN ENTITLED 'PLAN OF LAND PREPARED FOR GREEN LINKS REALTY TRUST SUSAN ROAD WAREHAM...
R.) PLAN ENTITLED 'SUBDIVISION OF LAND IN WAREHAM WALTER E. ROWLEY & ASSOCIATES...
S.) PLAN ENTITLED 'PLAN OF LOTS SURVEYED FOR PRO TANTO, INC. TO BE KNOWN AS COUNTRY CLUB...
T.) PLAN ENTITLED 'PLAN OF LAND IN WAREHAM ARTHUR C. THOMPSON, SURVEYOR JULY 17, 1958'...
U.) PLAN ENTITLED 'PLAN OF O-NE-SET HIGHLANDS BELONGING TO W. ENOS PHILLIPS IN POINT INDEPENDENCE...
V.) PLAN ENTITLED 'PLAN OF ADDITIONAL LOTS POINT INDEPENDENCE - WAREHAM, MASS. SITUATED...
W.) PLAN ENTITLED 'PLAN OF LAND SITUATED IN WAREHAM, MASS. SURVEYED FOR BRADFORD HOLMES...
X.) PLAN ENTITLED 'SUBDIVISION OF LOT A SHOWN ON PLAN 12030A FILED WITH CERT. OF TITLE NO. 3312...
Y.) PLAN ENTITLED 'PLAN OF O-NE-SET HEIGHTS WAREHAM, MASS. OWNED BY THE STATE REALTY CORPORATION...
Z.) PLAN ENTITLED 'PLAN OF PROPOSED TAKING AND ABANDONMENT OF A PORTION OF CAHOON STREET...
AA.) PLAN ENTITLED 'PLAN OF PROPOSED ABANDONMENT OF A PORTION OF CAHOON STREET LONG NECK...
BB.) PLAN ENTITLED 'PLAN OF LAND KNOWN AS THE WAREHAM COUNTRY CLUB PREPARED FOR TOWN OF WAREHAM...
CC.) PLAN ENTITLED 'PROPOSED LAYOUT OF LONG NECK ROAD AND CAHOON ROAD EXT. IN THE TOWN OF WAREHAM...

NOTES / REFERENCES (cont.)

- 2. REFERENCE IS MADE TO THE FOLLOWING PLYMOUTH COUNTY REGISTRY OF DEEDS LAND EVIDENCE RECORDS...
A.) A.P. 2, 8, 9 & 10 - LOT 1004A - BAY POINTE CLUB, LLC - VOLUME 40978, PAGE 207
B.) A.P. 2, 8, 9 & 10 - LOT 1004B - WAREHAM ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION - VOLUME 42524, PAGE 32
C.) THESE PREMISES MAY BE SUBJECT TO / BENEFITED BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD AS REFERENCED IN UNITED GENERAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE POLICY NUMBER 63675203 DATED: NOVEMBER 3, 2008 AND POLICY NUMBER 63675204 DATED: DECEMBER 1, 2008 REGARDING THE SUBJECT PROPERTY:
A.) NOTICE OF LEASE REGARDING LEASE BETWEEN BUZZAROS BAY GOLF, INC. AND BAY POINTE COUNTRY CLUB, INC. AS RECORDED IN VOLUME 24408, PAGE 129 (NOT PLOTTABLE)
B.) ASSIGNMENT OF LEASE AND RIGHTS IN AND TO THE LEASEHOLD PREMISES AS DESCRIBED IN VOLUME 22075, PAGE 246 AND VOLUME 22075, PAGE 243, AS AMENDED BY VOLUME 33358, PAGE 300.
C.) RIGHTS OF ONSET FIRE DISTRICT TO PROTECT AND MAINTAIN A 18" WATER MAIN FROM THE STORAGE TANK TO PLEASANT VIEW ROAD AS DESCRIBED IN VOLUME 2630, PAGE 13 (NOT PLOTTABLE)
D.) RIGHT OF WAY OVER 'EXISTING ROADWAY FROM CAHOON ROAD TO STANDPIPE...' AND AGREEMENTS AS DESCRIBED IN VOLUME 2068, PAGE 415 (NOT PLOTTABLE)
E.) LICENSE TO EXCAVATE GRANTED TO WHITEHEAD BROTHERS COMPANY AS DESCRIBED IN VOLUME 3006, PAGE 290.
F.) ORDER OF TAKING OF WATER LINE EASEMENT BY ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 4102, PAGE 692 AND DELINEATED ON PLAN REF. 1(N).
G.) RIGHTS, RESTRICTIONS AND AGREEMENTS AS DESCRIBED IN VOLUME 6091, PAGE 489 (NOT PLOTTABLE)
H.) ORDER OF TAKING BY THE TOWN OF WAREHAM AS DESCRIBED IN VOLUME 4786, PAGE 362 (NOT PLOTTABLE)
I.) RIGHTS, RESTRICTIONS AND AGREEMENTS AS DESCRIBED IN VOLUME 7919, PAGE 125 AS AFFECTED BY THE RATIFICATION AND ACKNOWLEDGMENT REGARDING PROTECTIVE RESTRICTIONS (NOT PLOTTABLE)
J.) ORDER OF TAKING OF RIGHT OF WAY AND WATER LINE EASEMENTS BY THE ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 9008, PAGE 161 AND DELINEATED ON PLAN REF. 1(I).
K.) GRANT OF EASEMENT GRANTED TO ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 8008, PAGE 168 AND DELINEATED ON PLAN REF. 1(I).
L.) UTILITY EASEMENTS GRANTED TO CAPE AND VINEYARD ELECTRIC COMPANY AS DESCRIBED IN VOLUME 1423, PAGE 470, VOLUME 1449, PAGE 386, VOLUME 1452, PAGE 342 & VOLUME 1447, PAGE 591 AND DELINEATED ON PLAN REF. 3 (B), 1(E) AND 1(X).
M.) ORDER OF TAKING OF RIGHT OF WAY AND WATER LINE EASEMENTS BY THE ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 6091, PAGE 14 AND DELINEATED AS EASEMENTS No. 1, No. 2 & No. 3 ON PLAN REF. 1(N).
N.) GRANT OF EASEMENT GRANTED TO ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 6091, PAGE 19 AND DELINEATED AS EASEMENTS No. 1, No. 2 & No. 3 ON PLAN REF. 1(N).
O.) GRANT OF EASEMENT GRANTED TO THE BAY POINTE CORPORATION FROM THE ONSET FIRE DISTRICT AS DESCRIBED IN VOLUME 9175, PAGE 45.
P.) RECOGNITION AGREEMENT AS DESCRIBED IN VOLUME 9175, PAGE 50 (NOT PLOTTABLE)
Q.) RECOGNITION AGREEMENT AS DESCRIBED IN VOLUME 9175, PAGE 53 (NOT PLOTTABLE)
R.) GRANT OF EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 9243, PAGE 185 WITH SAID EASEMENTS BEING DELINEATED ON PLAN REF. 1(G).
S.) RIGHT OF WAY OVER 'LOT 14' AS SHOWN ON PLAN REF. 1(R) AND THAT ROADWAY KNOWN AS 'BAY POINTE DRIVE' AS DESCRIBED IN VOLUME 12524, PAGE 32.
T.) AGREEMENT BETWEEN BPG CORP., BR RESIDENTIAL CORP., THE WAREHAM ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION, THE TOWN OF WAREHAM & BAYBANK AS DESCRIBED IN VOLUME 15912, PAGE 34 (NOT PLOTTABLE)
U.) CONDITIONS AS SHOWN ON PLAN REF. 1(R).
V.) CONDITIONS AS SHOWN ON PLAN REF. 1(E).
W.) CONDITIONS AS SHOWN ON PLAN REF. 1(B) \*NOTE: TITLE COMMITMENT REFERENCES PLAN BY STENBECK & TAYLOR, INC. DATED: MARCH, 2006. THE PLAN THAT WAS OBTAINED WAS BY STENBECK & TAYLOR, INC. DATED: OCTOBER, 2006.
X.) RECIPROCAL AGREEMENT AS DESCRIBED IN VOLUME 12524, PAGE 35
Y.) EASEMENT GRANTED TO COMMONWEALTH ELECTRIC COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN VOLUME 8739, PAGE 115 (NOT PLOTTABLE)
4. THESE PREMISES ARE SITUATED IN A 'CONFERENCE RECREATION ZONE' (CR) & A MULTIPLE RESIDENCE DISTRICT (MR-30)
DIMENSIONAL REQUIREMENTS
'CR' ZONE (NON-RESIDENTIAL)
'MR-30' ZONE (SINGLE FAMILY)
MIN. LOT AREA = 30,000 SQ. FT.
MIN. FRONTAGE = 150 FT.
MIN. S.B. FRONT YARD = 10 FT.
MIN. S.B. REAR YARD = 10 FT.
MIN. S.B. SIDE YARD = 10 FT.
MAX. STRUCTURE HEIGHT = 35 FT.
MAX. BUILDING COVERAGE = 25%
NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
5. PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE 'M' (1 & 1.5), ZONE 'X' (AREA OF 0.2% ANNUAL CHANCE FLOOD... AND ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS DESIGNATED ON THE 'NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 582 OF 680 TOWN OF WAREHAM MAP NUMBER 2002030822 MAP REVISED: JULY 17, 2012, FEDERAL EMERGENCY MANAGEMENT AGENCY'.
6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.
7. THE LOCATION OF THE RAILROAD RIGHT OF WAY WAS REPRODUCED FROM EXISTING PLANS / DEEDS OF RECORD. NO RAILROAD MONUMENTATION COULD BE FOUND NOR WAS LOCATED AS PART OF THIS SURVEY.
8. REFERENCE IS MADE TO THE TAKING OF LONG NECK ROAD AS LAND OUT ORDER OF TAKING FEB. 4, 1943 WHICH IS DELINEATED ON PLAN REF. 1(B).
9. PLANIMETRICS & TOPOGRAPHY SHOWN FROM AERIAL MAPPING COMPILED BY EASTERN TOPOGRAPHICS, P.O. BOX 970 - 495 CENTER STREET, WOLFEBORO, NH 03884-0970 SUPPLEMENTED BY FIELD EDITS. AERIAL PHOTOGRAPHS EXPOSED APRIL 5, 1994 & NOVEMBER 20, 2013. GROUND CONTROL BY WATERMAN ENGINEERING CO. BUILDING LINES REPRESENT ROOF LINES AS SEEN IN AERIAL PHOTOGRAPHY.
10. THE SUBJECT PROPERTY LIES WITHIN 'PRIORITY HABITAT 1306' PER THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM GIS DATABASE.
11. A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A D.E.P. ZONE II WELLHEAD PROTECTION AREA PER THE MASSGIS DATABASE.

LEGEND & ABBREVIATIONS

- NF - NOW OR FORMERLY
A.P. - ASSESSORS PLAT
S.F. - SQUARE FEET
AC. - ACRES
± - PLUS OR MINUS
STY - STORY
WF - WOOD FRAMED
SHP - STATE HIGHWAY PLAT
RET. - RETAINING WALL
PED. - PEDESTRIAN
(FND.) - FOUND
R/HB - RI HIGHWAY BOUND
PK NAIL - MASONRY NAIL
FE - FLARED END
RCP - REINFORCED CONCRETE PIPE
CLF - CHAIN LINK FENCE
INV. - INVERT
x 10.80 - EXISTING SPOT GRADE
NEW SPOT GRADE
PROPERTY LINE
ZONING SETBACK LINE
EXISTING CONTOUR
NEW CONTOUR
STONE WALL
FENCE
SEWER LINE
DRAIN LINE
WATER LINE
GAS LINE
ELECTRIC LINE
SANITARY SEWER MANHOLE
CATCH BASIN
STORM DRAIN MANHOLE
WATER GATE
GAS VALVE
ELECTRIC MANHOLE
GRANITE BOUND
DRILL HOLE
IRON PIPE



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SURVEY CERTIFICATIONS

I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS OR WAYS ARE SHOWN. (CHAPTER 380, ACTS OF 1966)
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF MASSACHUSETTS PRIOR TO THIS PLAN AND THAT NO NEW PROPERTY LINES OR WAYS ARE SHOWN.
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND WAS PERFORMED IN ACCORDANCE WITH 250 CMR 6.01: PROCEDURAL AND TECHNICAL STANDARDS FOR CADASTRAL, ORIGINAL AND RETRACEMENT SURVEYS IN THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: RICHARD S. LIPSITZ, PLS No. 39691 DATED: 08/02/15

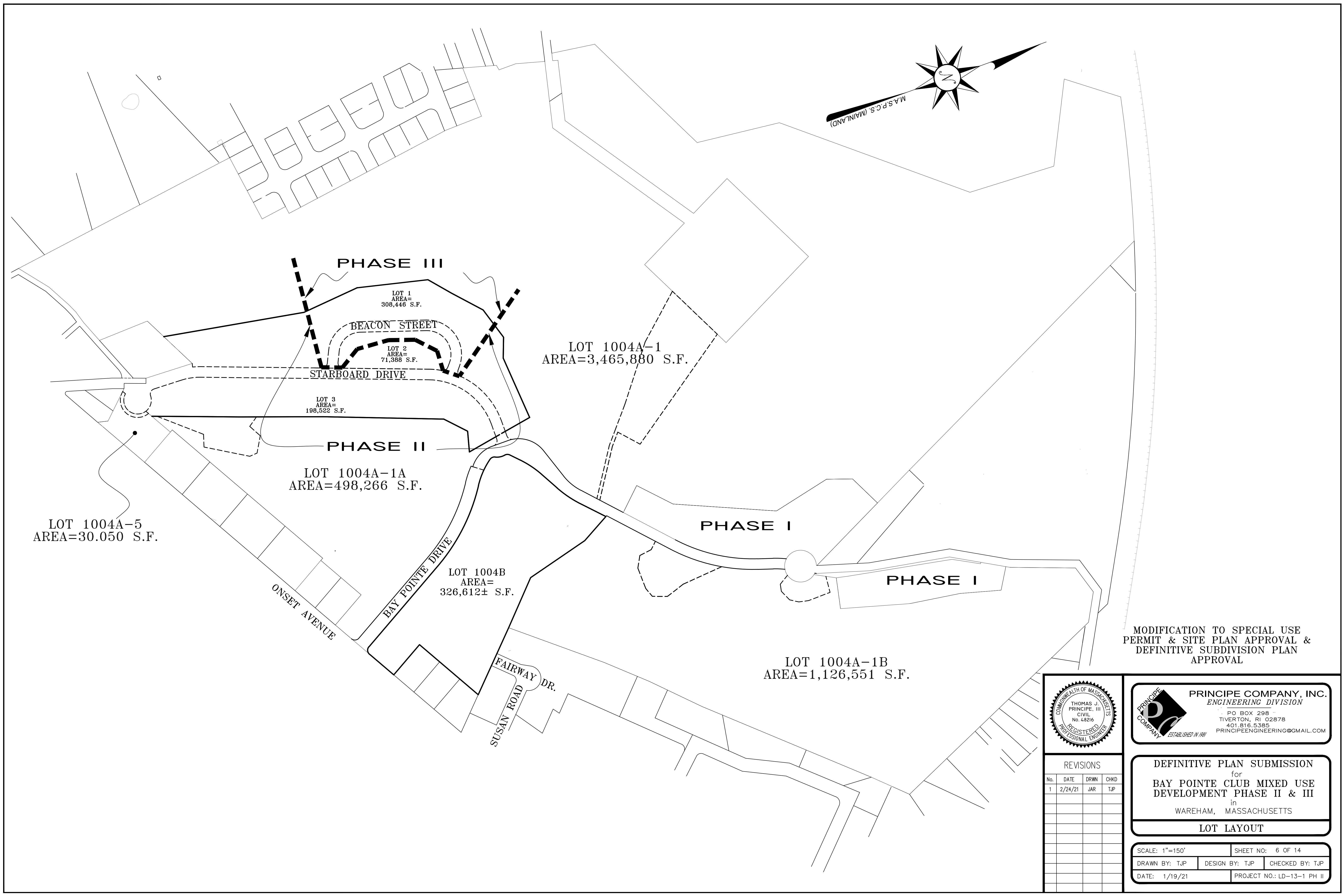
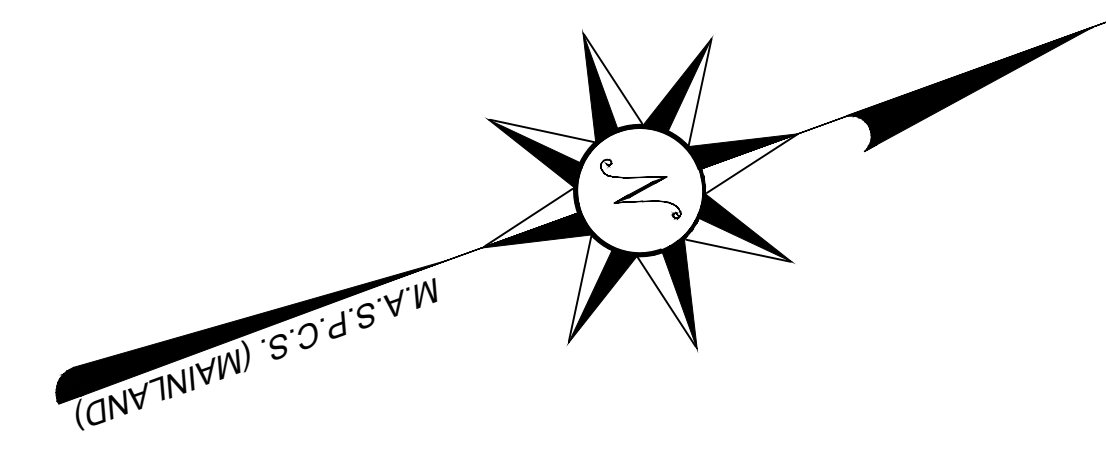
Table with 3 columns: No., DATE, REVISION. Row 1: 3, 08/02/15, ADDED ADDITIONAL ROW INFORMATION. Row 2: 2, 07/23/15, REVISED CAHOON STREET. Row 3: 1, 02/20/14, ADDED ADDITIONAL SEWER / WATER LINE INFO.

BOUNDARY & TOPOGRAPHIC SURVEY PLAN ASSESSOR'S PLATS 2, 8, 9 & 10, LOTS 1004A & 1004B ONSET AVENUE, CAHOON STREET & BAY POINTE DR. WAREHAM, MASSACHUSETTS

BAY POINTE COUNTRY CLUB 19 BAY POINTE DRIVE ONSET, MASSACHUSETTS 02558

Waterman ENGINEERING COMPANY logo and contact information: 46 Surton Avenue East Providence, RI Phone (401) 438-5775 Fax (401) 438-5771 www.watermanengineering.net





**PHASE III**

LOT 1  
AREA=  
308,446 S.F.

BEACON STREET

LOT 2  
AREA=  
71,388 S.F.

STARBOARD DRIVE

LOT 3  
AREA=  
198,522 S.F.

**PHASE II**

LOT 1004A-1A  
AREA=498,266 S.F.

LOT 1004A-1  
AREA=3,465,880 S.F.

**PHASE I**

**PHASE I**

LOT 1004B  
AREA=  
326,612± S.F.

LOT 1004A-1B  
AREA=1,126,551 S.F.

LOT 1004A-5  
AREA=30.050 S.F.

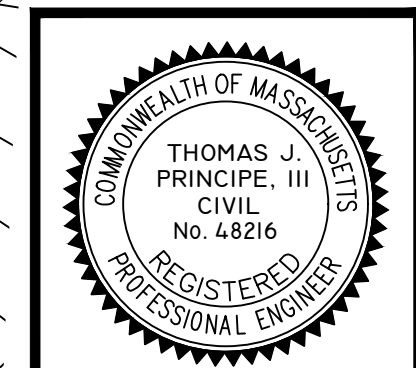
ONSET AVENUE

BAY POINTE DRIVE

FAIRWAY DR.

SUSAN ROAD

MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL & DEFINITIVE SUBDIVISION PLAN APPROVAL



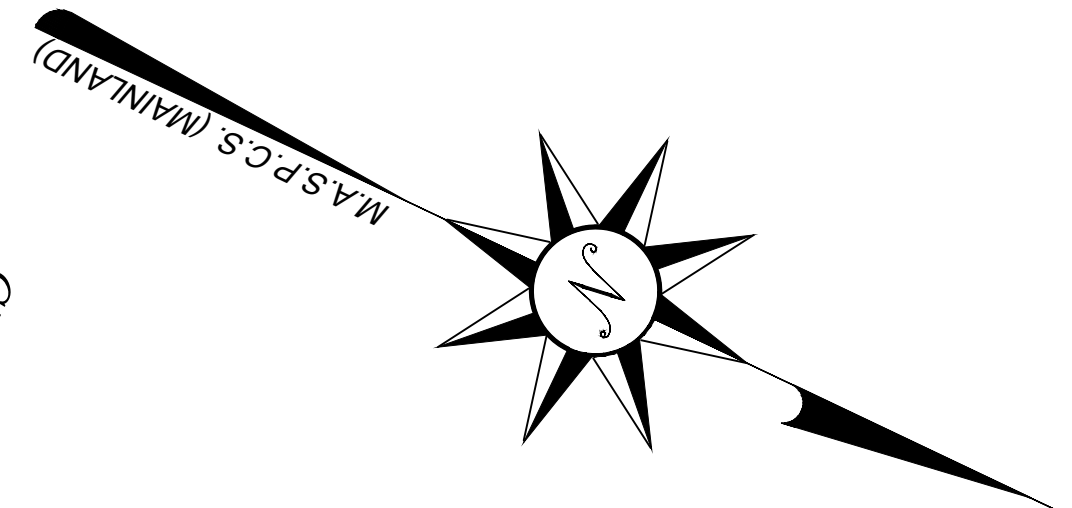
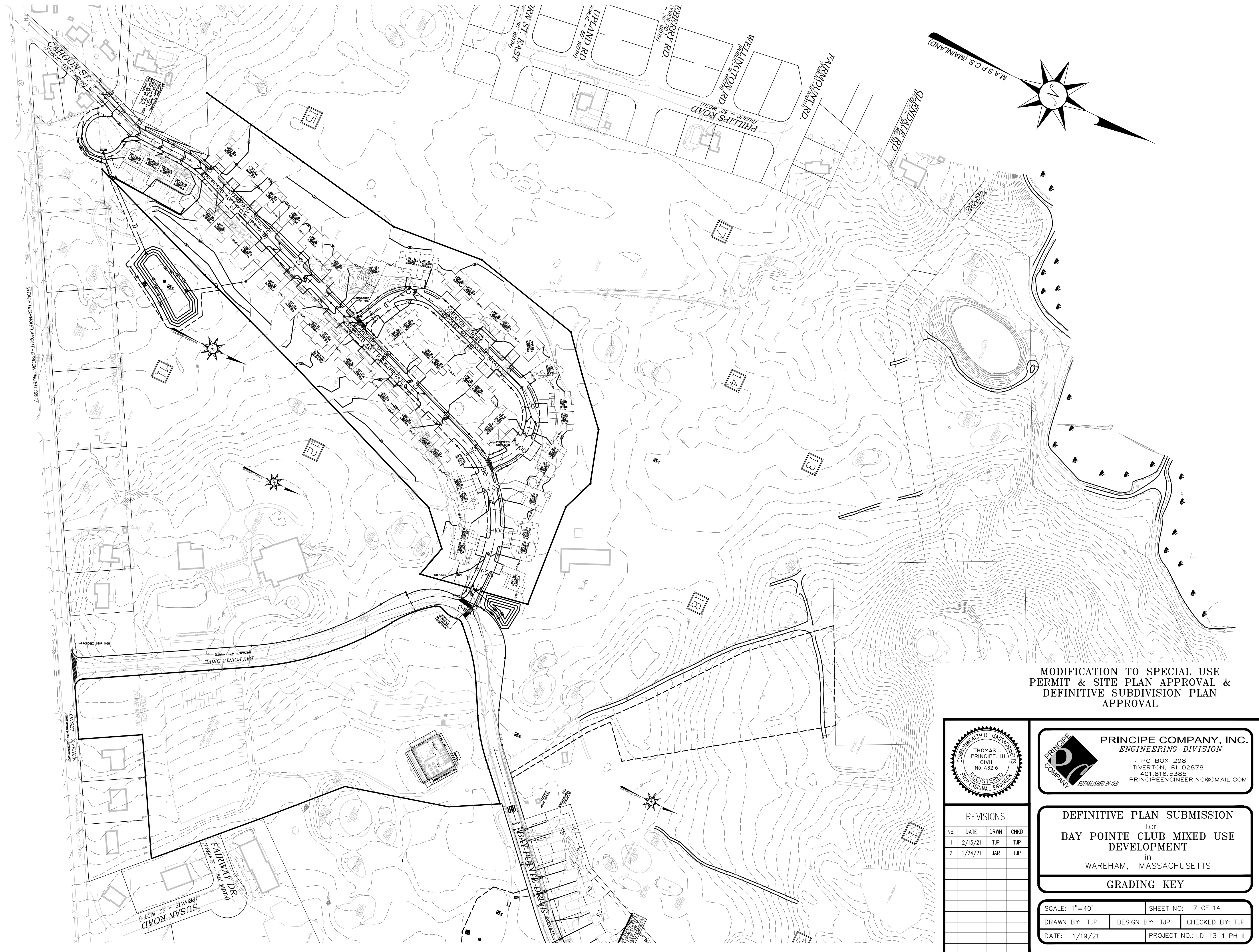
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
PRINCIPEENGINEERING@GMAIL.COM

REVISIONS			
No.	DATE	DRWN	CHKD
1	2/24/21	JAR	TJP

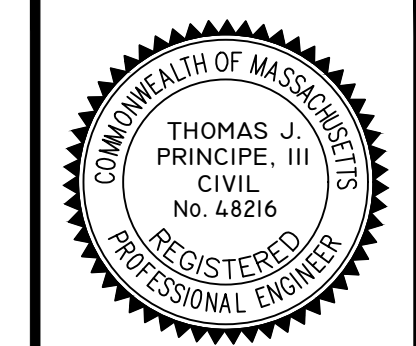
**DEFINITIVE PLAN SUBMISSION**  
for  
**BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE II & III**  
in  
WAREHAM, MASSACHUSETTS  
**LOT LAYOUT**

SCALE: 1"=150' SHEET NO: 6 OF 14  
DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
DATE: 1/19/21 PROJECT NO.: LD-13-1 PH II





MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL & DEFINITIVE SUBDIVISION PLAN APPROVAL



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 PRINCEENGINEERING@GMAIL.COM

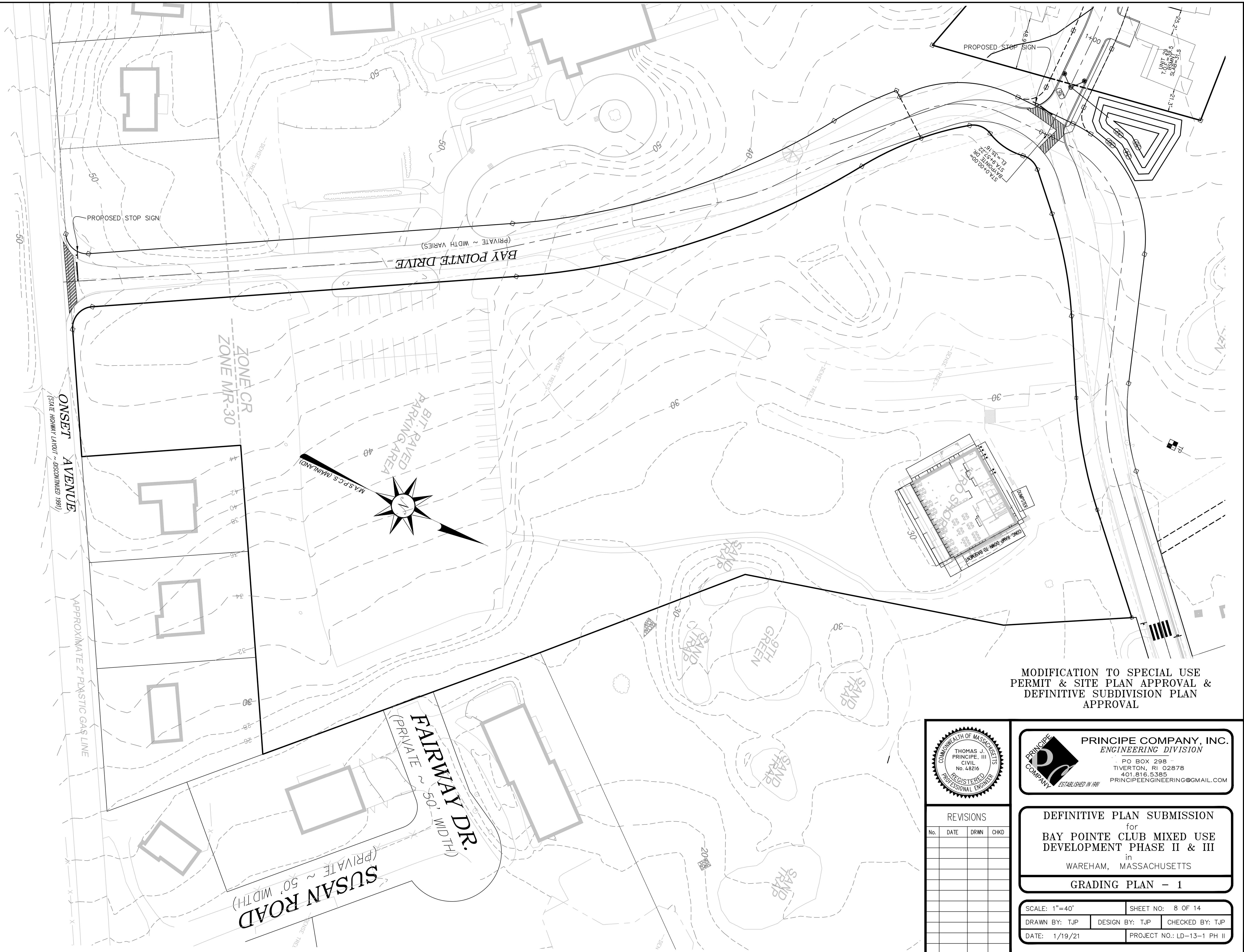
REVISIONS				
No.	DATE	DRWN	CHKD	
1	2/15/21	TJP	TJP	
2	1/24/21	JAR	TJP	

DEFINITIVE PLAN SUBMISSION  
 for  
**BAY POINTE CLUB MIXED USE DEVELOPMENT**  
 in  
 WAREHAM, MASSACHUSETTS

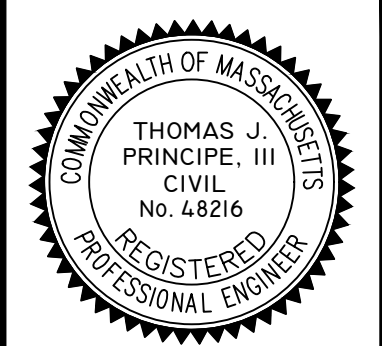
**GRADING KEY**

SCALE: 1"=40'      SHEET NO.: 7 OF 14  
 DRAWN BY: TJP      DESIGN BY: TJP      CHECKED BY: TJP  
 DATE: 1/19/21      PROJECT NO.: LD-13-1 PH II





MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL & DEFINITIVE SUBDIVISION PLAN APPROVAL



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 TIVERTON, RI 02878  
 401.816.5385  
 PRINCIPLEENGINEERING@GMAIL.COM

REVISIONS			
No.	DATE	DRWN	CHKD

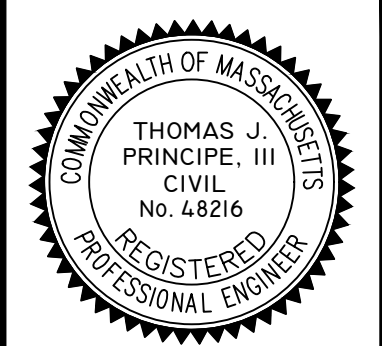
DEFINITIVE PLAN SUBMISSION  
 for  
**BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE II & III**  
 in  
 WAREHAM, MASSACHUSETTS  
**GRADING PLAN - 1**

SCALE: 1"=40'  
 SHEET NO.: 8 OF 14  
 DRAWN BY: TJP    DESIGN BY: TJP    CHECKED BY: TJP  
 DATE: 1/19/21    PROJECT NO.: LD-13-1 PH II





MODIFICATION TO SPECIAL USE  
 PERMIT & SITE PLAN APPROVAL &  
 DEFINITIVE SUBDIVISION PLAN  
 APPROVAL



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 TIVERTON, RI 02878  
 401.816.5385  
 PRINCIPEENGINEERING@GMAIL.COM  
 ESTABLISHED IN 1981

REVISIONS			
No.	DATE	DRWN	CHKD

DEFINITIVE PLAN SUBMISSION  
 for  
**BAY POINTE CLUB MIXED USE  
 DEVELOPMENT PHASE II & III**  
 in  
 WAREHAM, MASSACHUSETTS  
**GRADING PLAN - 2**

SCALE: 1"=40'  
 SHEET NO.: 9 OF 14  
 DRAWN BY: TJP    DESIGN BY: TJP    CHECKED BY: TJP  
 DATE: 1/19/21    PROJECT NO.: LD-13-1 PH II

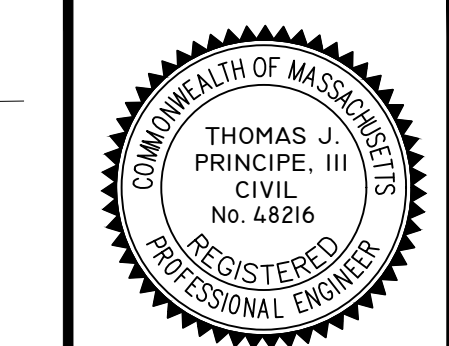








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REVISIONS			
No.	DATE	DRWN	CHKD
1	2/24/21	JAR	TJP

DEFINITIVE PLAN SUBMISSION  
 for  
**BAY POINTE CLUB MIXED USE DEVELOPMENT**  
 in  
 WAREHAM, MASSACHUSETTS

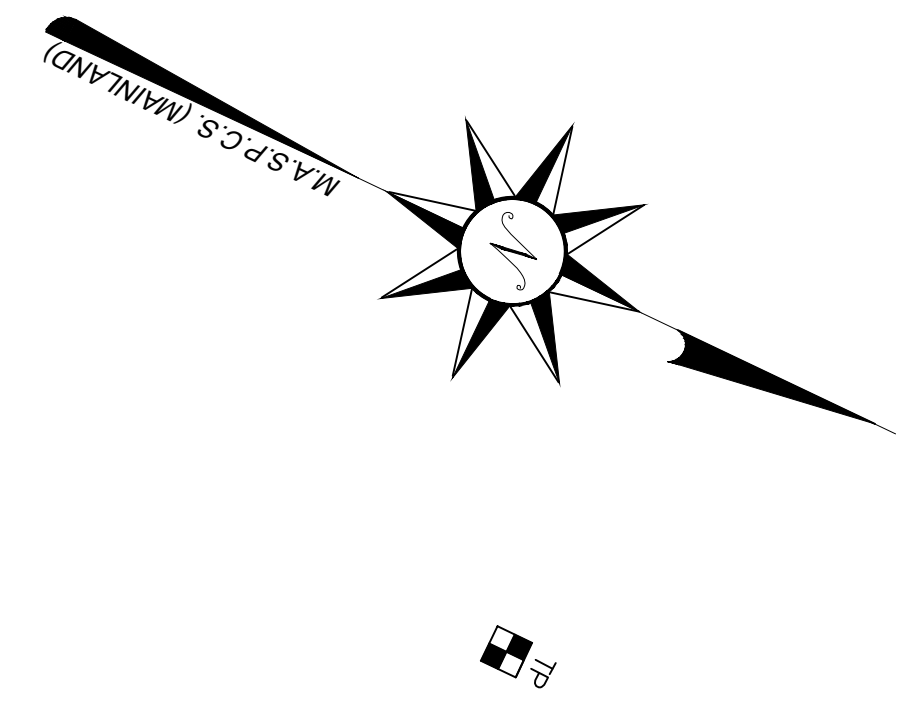
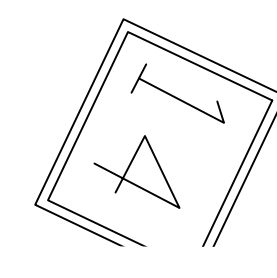
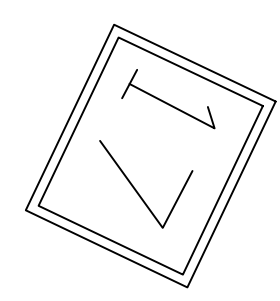
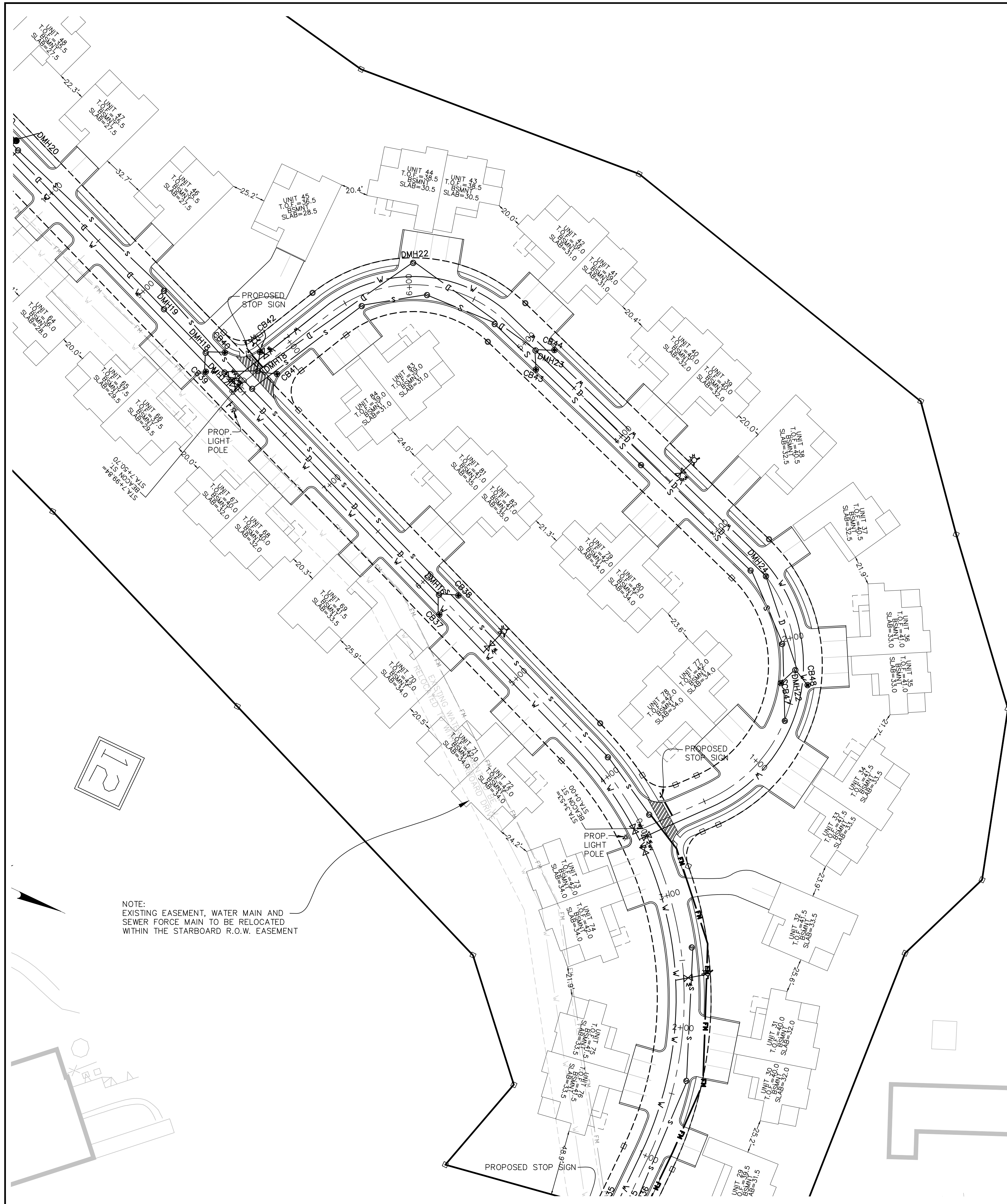
UTILITY KEY

SCALE: 1"=40' SHEET NO: 11 OF 14  
 DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
 DATE: 1/19/21 PROJECT NO.: LD-13-1 PH II



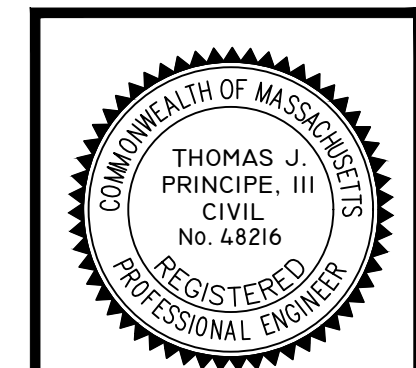






NOTE:  
EXISTING EASEMENT, WATER MAIN AND  
SEWER FORCE MAIN TO BE RELOCATED  
WITHIN THE STARBOARD R.O.W. EASEMENT

MODIFICATION TO SPECIAL USE  
PERMIT & SITE PLAN APPROVAL &  
DEFINITIVE SUBDIVISION PLAN  
APPROVAL



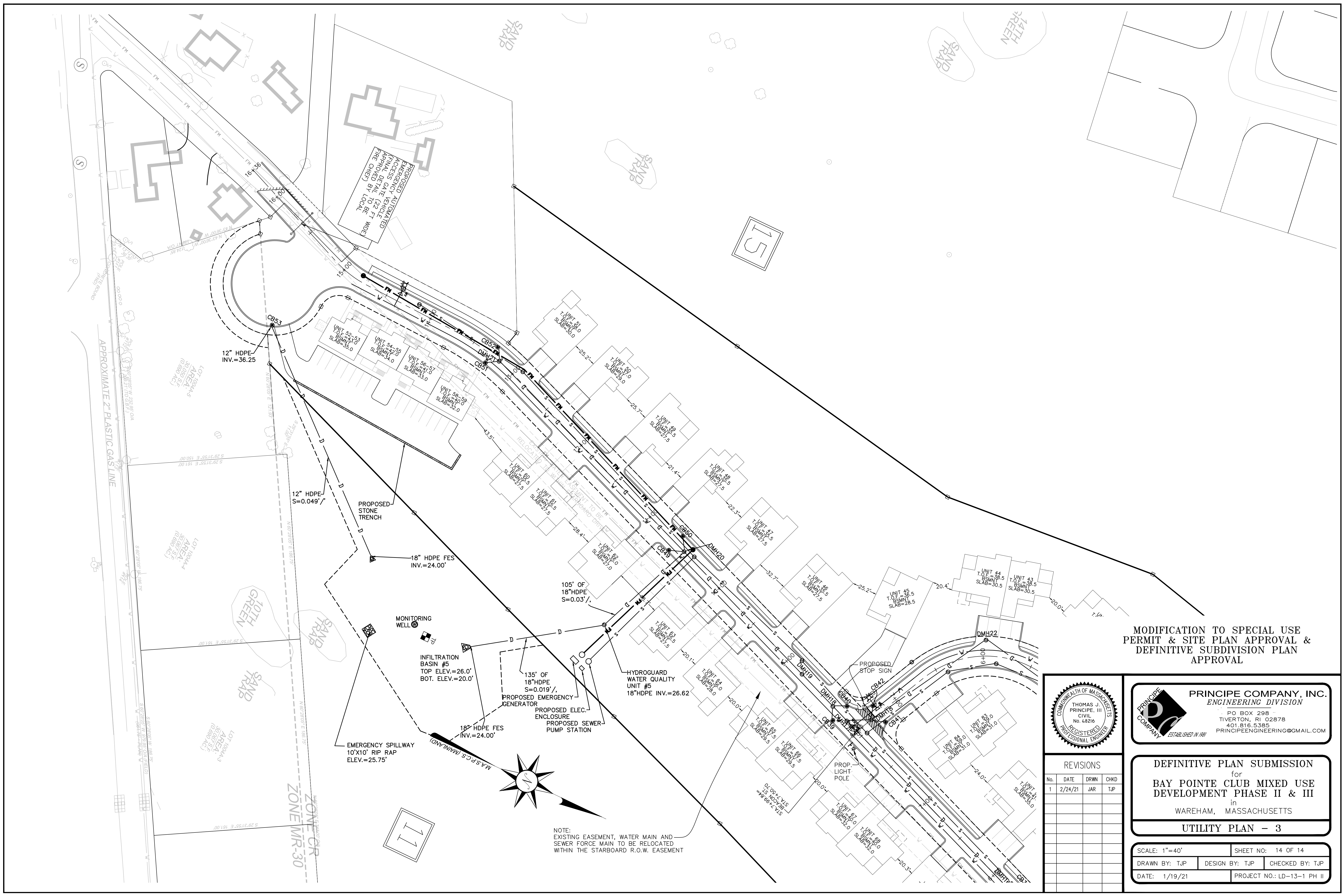
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
PRINCIPEENGINEERING@GMAIL.COM  
ESTABLISHED IN 1981

REVISIONS			
No.	DATE	DRWN	CHKD

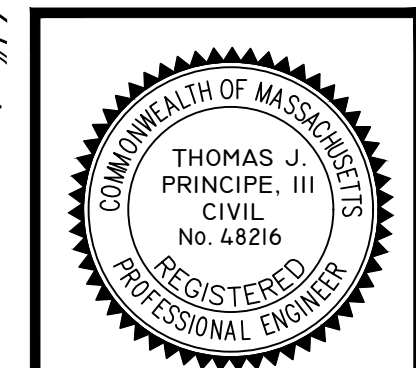
DEFINITIVE PLAN SUBMISSION  
for  
**BAY POINTE CLUB MIXED USE  
DEVELOPMENT PHASE II & III**  
in  
WAREHAM, MASSACHUSETTS  
**UTILITY PLAN - 2**

SCALE: 1"=40'  
DRAWN BY: TJP    DESIGN BY: TJP    CHECKED BY: TJP  
DATE: 1/19/21    SHEET NO: 13 OF 14  
PROJECT NO.: LD-13-1 PH II





MODIFICATION TO SPECIAL USE PERMIT & SITE PLAN APPROVAL & DEFINITIVE SUBDIVISION PLAN APPROVAL



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REVISIONS				
No.	DATE	DRWN	CHKD	
1	2/24/21	JAR	TJP	

DEFINITIVE PLAN SUBMISSION  
 for  
**BAY POINTE CLUB MIXED USE DEVELOPMENT PHASE II & III**  
 in  
 WAREHAM, MASSACHUSETTS  
**UTILITY PLAN - 3**

SCALE: 1"=40'  
 SHEET NO: 14 OF 14  
 DRAWN BY: TJP    DESIGN BY: TJP    CHECKED BY: TJP  
 DATE: 1/19/21    PROJECT NO.: LD-13-1 PH II

NOTE:  
 EXISTING EASEMENT, WATER MAIN AND SEWER FORCE MAIN TO BE RELOCATED WITHIN THE STARBOARD R.O.W. EASEMENT



DEFINITIVE PLAN APPROVAL GRANTED  
 BY: WAREHAM PLANNING BOARD  
 DATE APPROVED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE SIGNED: \_\_\_\_\_

FOR REGISTRY USE

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20-DAY STATUTORY APPEAL PERIOD

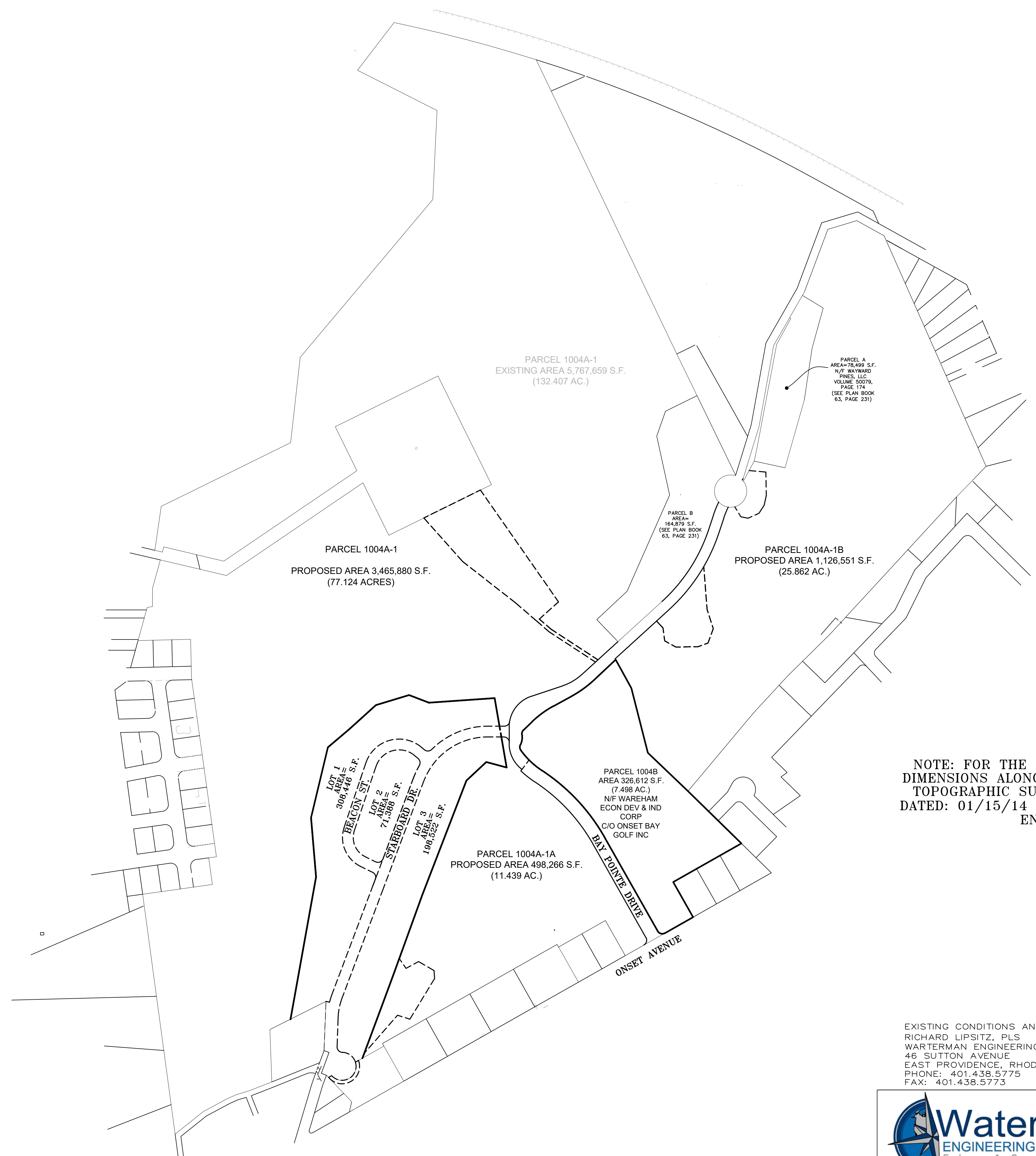
**SURVEY CERTIFICATIONS**  
 I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TOWN CLERK - WAREHAM MASSACHUSETTS

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_  
 RICHARD S. LIPSITZ, PLS NO. 39691

**PLANNING BOARD NOTES:**

1. THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS FOR ALL LOTS AFFECTED.
2. 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.
3. 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.
4. 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.



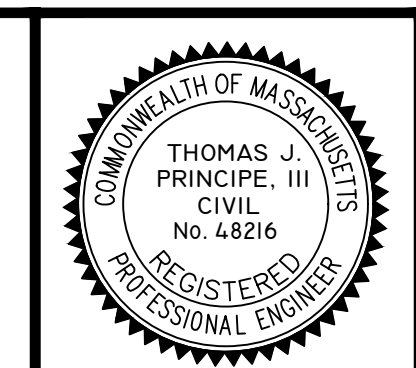
NOTE: FOR THE EXISTING CONDITIONS AND OVERALL DIMENSIONS ALONG THE PERIMETER, SEE BOUNDARY & TOPOGRAPHIC SURVEY PLAN SHEETS 1 THROUGH 3 DATED: 01/15/14 AND REVISED 02/2014 BY WATERMAN ENGINEERING COMPANY

**SPECIAL USE PERMIT, SITE PLAN APPROVAL & DEFINITIVE SUBDIVISION PLAN APPROVAL**

EXISTING CONDITIONS AND PROPERTY LINE SURVEY BY:  
 RICHARD LIPSITZ, PLS  
 WATERMAN ENGINEERING COMPANY  
 46 SUTTON AVENUE  
 EAST PROVIDENCE, RHODE ISLAND 02914  
 PHONE: 401.438.5775  
 FAX: 401.438.5773

**Waterman**  
 ENGINEERING COMPANY  
*Engineers & Surveyors - Est. 1894*

46 Sutton Avenue  
 East Providence, RI  
 Phone: (401) - 438 - 5775  
 Fax: (401) - 438 - 5773  
 www.watermanengineering.net



**PRINCIPE COMPANY, INC.**  
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 PO BOX 298  
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 401.816.5385  
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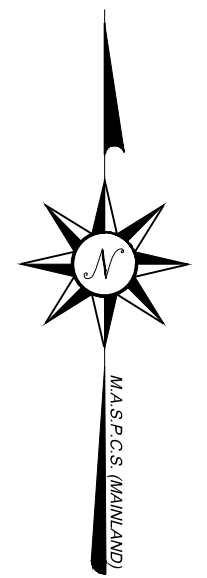
REVISIONS			
No.	DATE	DRWN	CHKD
1	2/24/21	JAR	TJP

**DEFINITIVE PLAN SUBMISSION**  
 for  
**BAY POINTE CLUB MIXED USE DEVELOPMENT**  
 in  
 WAREHAM, MASSACHUSETTS  
**REGISTRY PLAN 1 (KEY SHEET)**

SCALE: 1"=200'	SHEET NO: R1 OF R3
DRAWN BY: TJP	DESIGN BY: TJP
DATE: 1/19/21	CHECKED BY: TJP
PROJECT NO.: 13042.00	

NOTE: REGISTRY PLANS SUBJECT TO LOCAL COVENANTS





PARCEL 1004A-1  
PROPOSED AREA 3,359,534 S.F.  
(77.124 ACRES)

FOR REGISTRY USE

**SURVEY CERTIFICATIONS**

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: RICHARD S. LIPSITZ, PLS NO. 39691 DATED: \_\_\_\_\_

DEFINITIVE PLAN APPROVAL GRANTED  
BY: WAREHAM PLANNING BOARD  
DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20-DAY STATUTORY APPEAL PERIOD

TOWN CLERK - WAREHAM MASSACHUSETTS

**SPECIAL USE PERMIT, SITE PLAN APPROVAL & DEFINITIVE SUBDIVISION PLAN APPROVAL**

PARCEL 1004A-1  
PROPOSED AREA 3,359,534 S.F.  
(77.124 ACRES)

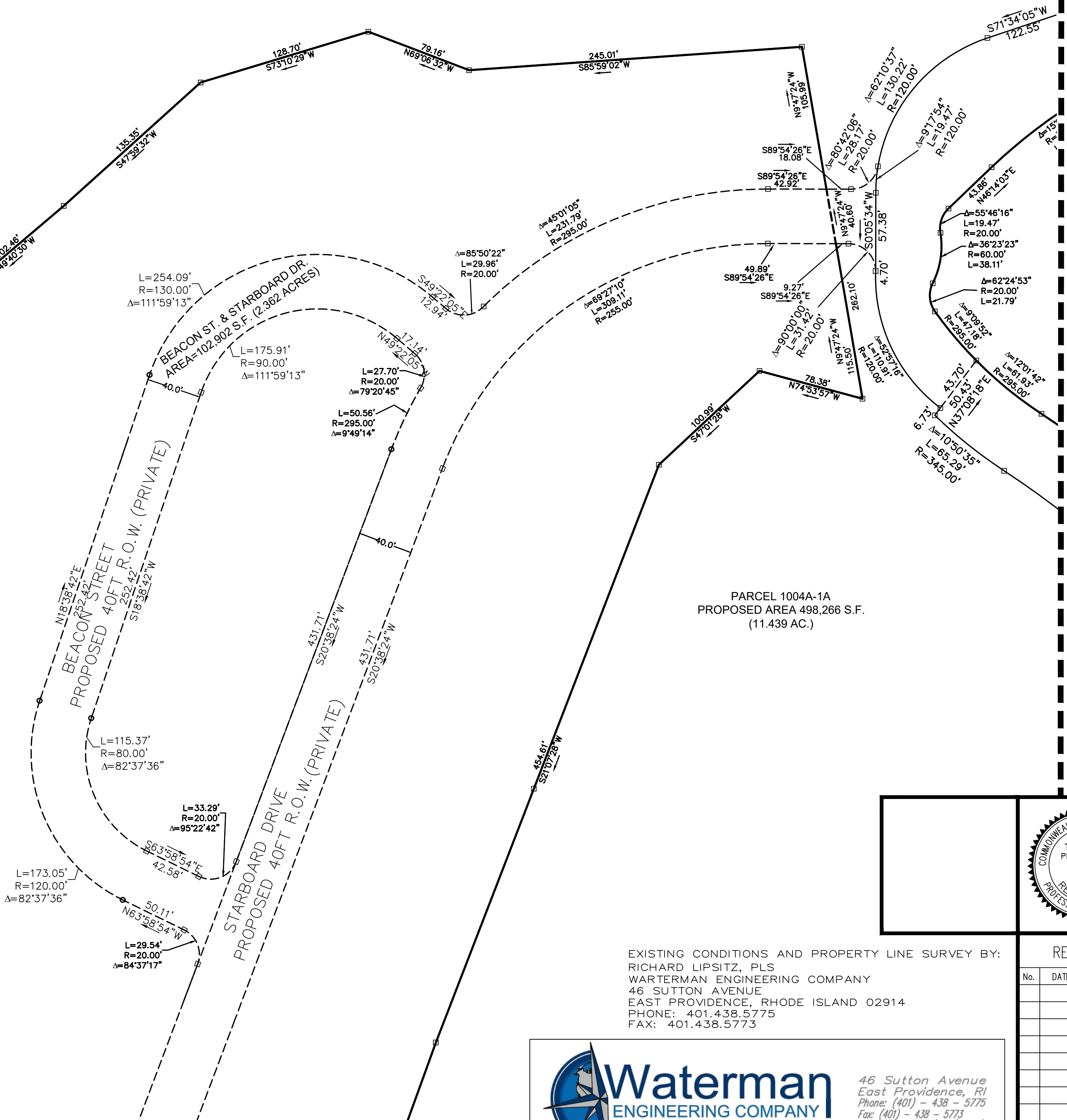
PARCEL 1004A-1A  
PROPOSED AREA 498,266 S.F.  
(11.439 AC.)

TO SHEET R3

TO SHEET R4

**LEGEND & ABBREVIATIONS**

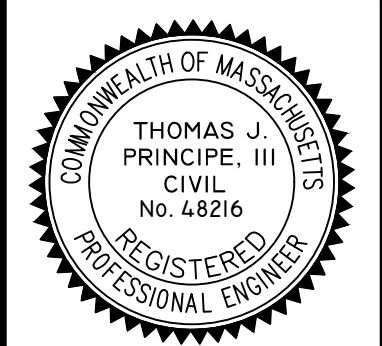
- N/F - NOW OR FORMERLY
- A.P. - ASSESSORS PLAT
- S.F. - SQUARE FEET
- AC. - ACRES
- ± - PLUS OR MINUS
- STY - STORY
- WF - WOOD FRAMED
- SHP - STATE HIGHWAY PLAT
- RET - RETAINING WALL
- PED - PEDESTRIAN
- (FND.) - FOUND
- RIHB - RI HIGHWAY BOUND
- PK NAIL - MASONRY NAIL
- FE - FLARED END
- RCP - REINFORCED CONCRETE PIPE
- CLF - CHAIN LINK FENCE
- INV. - INVERT
- x 10.80 - EXISTING SPOT GRADE
- - EXISTING STONE WALL
- - PROPOSED LOT LINE
- - PROPOSED EASEMENT
- - PROPOSED WATER LINE
- - PROPOSED SEWER LINE
- - PROPERTY LINE
- - ZONING SETBACK LINE
- - EXISTING CONTOUR
- x-x- - FENCE
- s- - SEWER LINE
- d- - DRAIN LINE
- w- - WATER LINE
- g- - GAS LINE
- e- - ELECTRIC LINE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - CATCH BASIN
- ⊙ - STORM DRAIN MANHOLE
- ⊙ - WATER GATE
- ⊙ - GAS VALVE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - GRANITE BOUND
- ⊙ - DRILL HOLE
- ⊙ - IRON PIPE
- - PROPOSED SEWER FORCE MAIN LINE
- - PROPOSED EDGE OF PAVEMENT
- - PROPOSED ROADWAY STATIONING
- - PROPOSED TEE BOXES
- - PROPOSED FAIRWAYS
- ⊠ - PROPOSED CONCRETE BOUND TO BE SET (UNLESS OTHERWISE SPECIFIED)



EXISTING CONDITIONS AND PROPERTY LINE SURVEY BY:  
RICHARD LIPSITZ, PLS  
WATERMAN ENGINEERING COMPANY  
46 SUTTON AVENUE  
EAST PROVIDENCE, RHODE ISLAND 02914  
PHONE: 401.438.5775  
FAX: 401.438.5773

**Waterman ENGINEERING COMPANY**  
Engineers & Surveyors - Est. 1894

46 Sutton Avenue  
East Providence, RI  
Phone: (401) - 438 - 5775  
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**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION

PO BOX 298  
TIVERTON, RI 02878  
401.816.5385  
PRINCIPEENGINEERING@GMAIL.COM

REVISIONS

No.	DATE	DRWN	CHKD

DEFINITIVE PLAN SUBMISSION  
for  
**BAY POINTE CLUB MIXED USE DEVELOPMENT**  
in  
WAREHAM, MASSACHUSETTS  
**REGISTRY PLAN 2**

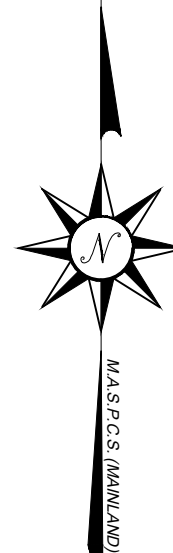
SCALE: 1"=50'	SHEET NO: R2 OF R3
DRAWN BY: TJP	DESIGN BY: TJP
DATE: 1/19/21	CHECKED BY: TJP
PROJECT NO.: 13042.00	



TO SHEET R2

LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	-x-x-	- FENCE
±	- PLUS OR MINUS	---	- SEWER LINE
STY	- STORY	---	- DRAIN LINE
WF	- WOOD FRAMED	---	- WATER LINE
SHP	- STATE HIGHWAY PLAT	---	- GAS LINE
RET.	- RETAINING WALL	---	- ELECTRIC LINE
PED.	- PEDESTRIAN	○	- SANITARY SEWER MANHOLE
(FND.)	- FOUND	○	- CATCH BASIN
RIHB	- RI HIGHWAY BOUND	○	- STORM DRAIN MANHOLE
PK NAIL	- MASONRY NAIL	○	- WATER GATE
FE.	- FLARED END	○	- GAS VALVE
RCP	- REINFORCED CONCRETE PIPE	○	- ELECTRIC MANHOLE
CLF	- CHAIN LINK FENCE	○	- GRANITE BOUND
INV.	- INVERT	○	- DRILL HOLE
x 10.80	- EXISTING SPOT GRADE	○	- IRON PIPE
---	- EXISTING STONE WALL	○	- PROPOSED SEWER FORCE MAIN LINE
---	- PROPOSED LOT LINE	○	- PROPOSED EDGE OF PAVEMENT
---	- PROPOSED EASEMENT	○	- PROPOSED ROADWAY STATIONING
---	- PROPOSED WATER LINE	○	- PROPOSED TEE BOXES
---	- PROPOSED SEWER LINE	○	- PROPOSED FAIRWAYS
		○	- PROPOSED CONCRETE BOUND TO BE SET (UNLESS OTHERWISE SPECIFIED)



PARCEL 1004A-1  
PROPOSED AREA 3,359,534 S.F.  
(77.124 ACRES)

PARCEL 1004A-1A  
PROPOSED AREA 498,266 S.F.  
(11.439 AC.)

LOT 1004A-1  
N/F MICRO REALTY PARTNERS, LLC  
VOLUME 48717, PAGE 217  
(PLAN BOOK 60, PAGE 789)

LOT 1004A-2  
N/F PAULA K FOUROY  
VOLUME 50,846, PAGE 343  
(PLAN BOOK 60, PAGE 789)

LOT 1004A-3  
N/F BAY POINTE CLUB, LLC  
(PLAN BOOK 60, PAGE 789)

LOT 1004A-4  
N/F BAY POINTE CLUB, LLC  
(PLAN BOOK 60, PAGE 789)

PROPOSED LOT 1004A-5  
N/F BAY POINTE CLUB, LLC  
(PLAN BOOK 60, PAGE 789)  
EXISTING AREA=30,074 S.F.  
NEW AREA=30,050 S.F.

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE 20-DAY STATUTORY APPEAL PERIOD

TOWN CLERK - WAREHAM MASSACHUSETTS

SPECIAL USE PERMIT, SITE PLAN APPROVAL & DEFINITIVE SUBDIVISION PLAN APPROVAL

SURVEY CERTIFICATIONS

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: RICHARD S. LIPSITZ, PLS NO. 39691 DATED: \_\_\_\_\_

DEFINITIVE PLAN APPROVAL GRANTED BY: WAREHAM PLANNING BOARD

DATE APPROVED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

"TOWN ROAD"  
(UNDEVELOPED)

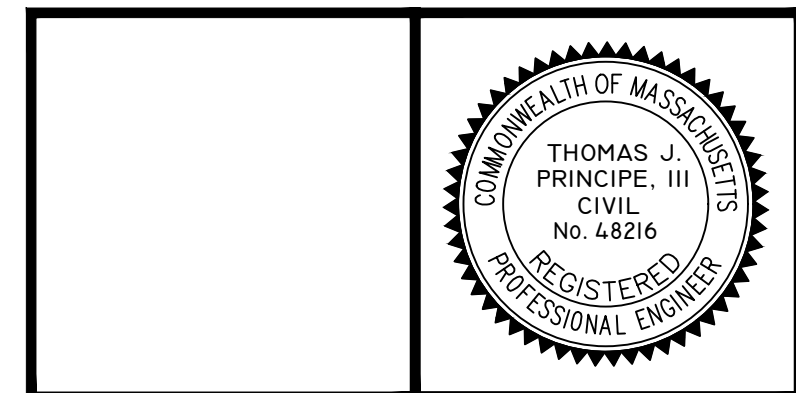
BRUCE ST.

CAHOON ST.  
(PUBLIC - 40FT. WIDTH)

ONSET AVENUE  
(STATE HIGHWAY LAYOUT - DISCONTINUED 1991)

CONCRETE BOUND (FOUND & HELD)

EXISTING CONDITIONS AND PROPERTY LINE SURVEY BY:  
RICHARD LIPSITZ, PLS  
WARTERMAN ENGINEERING COMPANY  
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EAST PROVIDENCE, RHODE ISLAND 02914  
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ESTABLISHED IN 1971

REVISIONS			
No.	DATE	DRWN	CHKD
1	2/24/21	JAR	TJP

DEFINITIVE PLAN SUBMISSION  
for  
BAY POINTE CLUB MIXED USE DEVELOPMENT  
in  
WAREHAM, MASSACHUSETTS  
REGISTRY PLAN 3

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