

# DEFINITIVE SUBDIVISION PLAN OF ENTERO WAY

AT

1-13 NORTH CARVER ROAD  
MAP 103 LOTS 1037, 1038 & 1039  
A FORM C SUBDIVISION

**OWNER:**

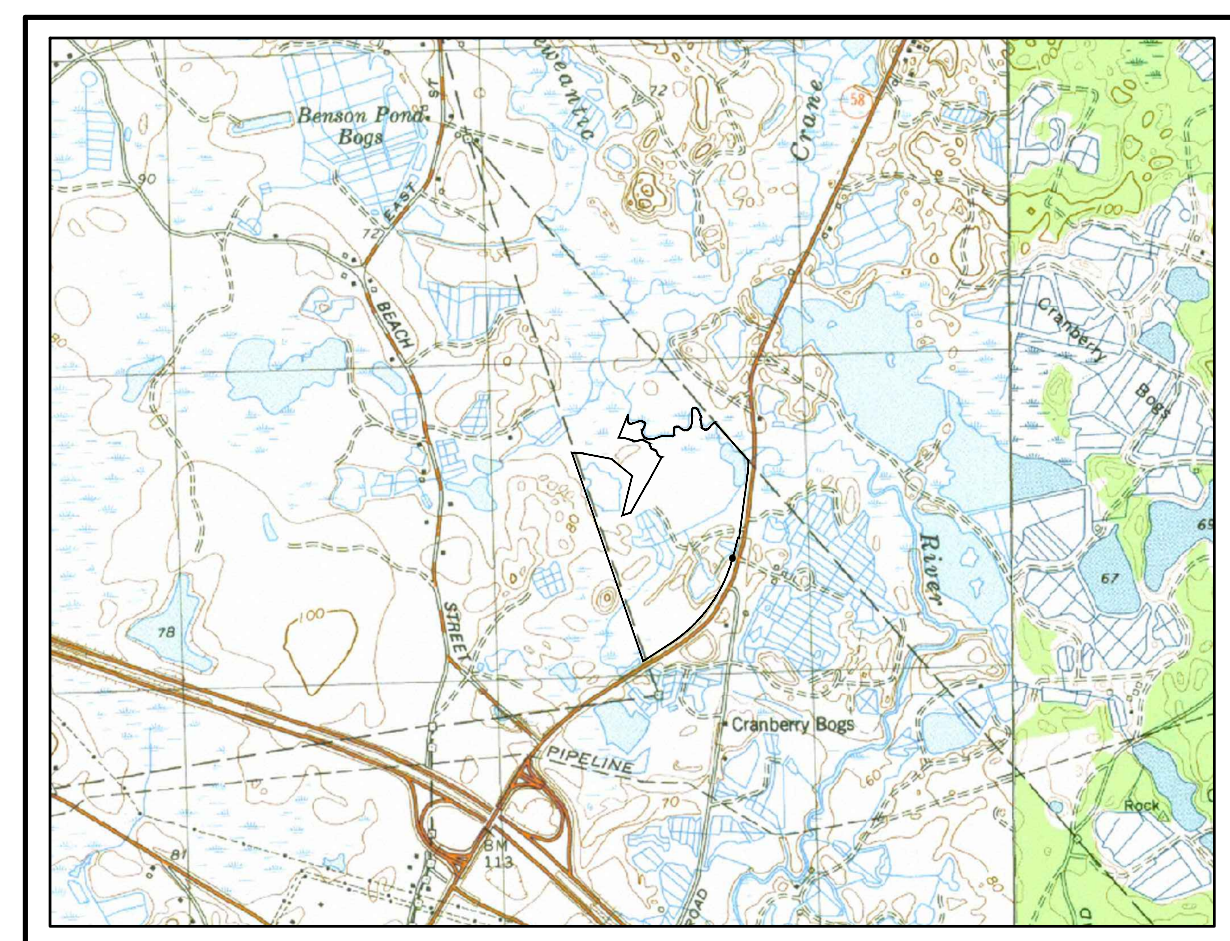
CINDY A BARLOW  
19 EAST BAR LE DOC DR  
CORPUS CHRISTI, TX 78414  
PHONE: 720-641-7283

**APPLICANT:**

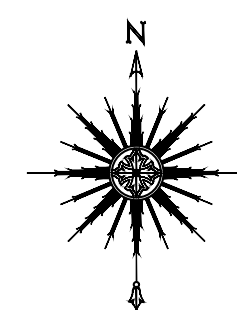
LSE TUCANA LLC  
C/O ERIC CRISLER  
1508 W 30TH  
AUSTIN, TX 78703  
PHONE: 512-736-2038

**SCHEDULE OF DRAWINGS**

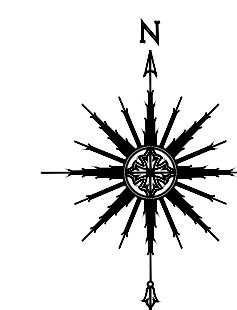
SHEET NUMBER	PLAN TITLE
-	TITLE SHEET
EX-1	EXISTING CONDITIONS PLAN
LO-1	OVERALL SITE PLAN
GD-1	GRADING AND DRAINAGE PLAN
BW-1	BMP-POCKET WETLAND PLAN
PP-1	PLAN AND PROFILE
EX-1	EROSION CONTROL PLAN
DT-1	DETAIL SHEET



**USGS LOCUS MAP  
(SCALE 1"=2000')**



**AERIAL MAP  
(SCALE 1"=2000')**



**DECEMBER 2, 2021**

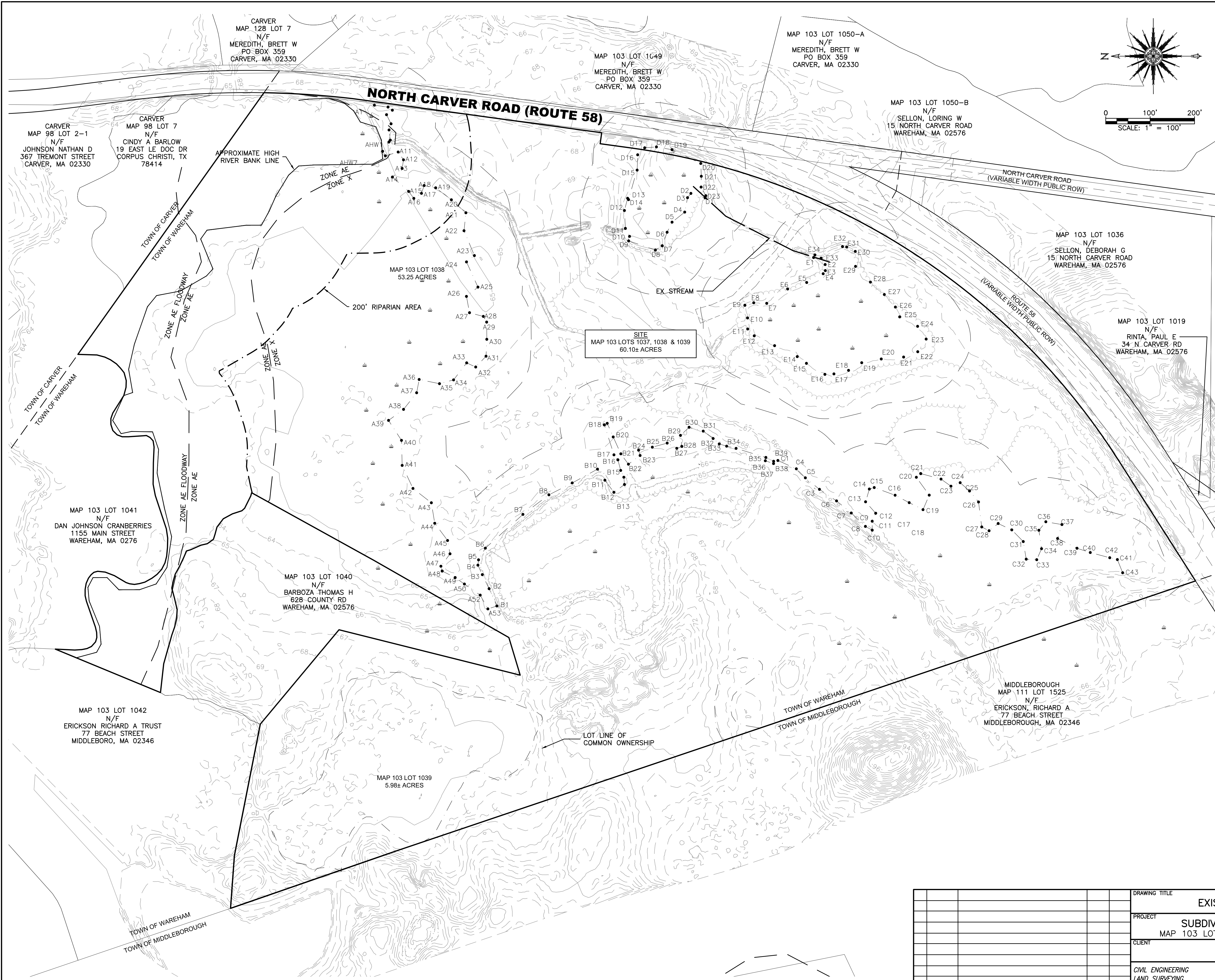


**PREPARED BY:**



CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT  
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347  
TEL: 508.947.0050 FAX: 508.947.2004





**GENERAL NOTES:**

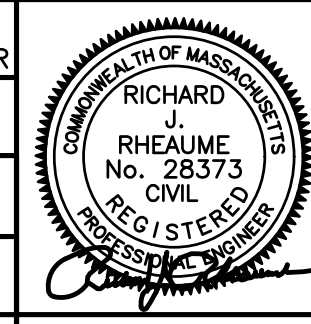
1. THE SITE IS LOCATED IN THE TOWN OF WAREHAM ON ASSESSORS MAP 103 LOT 1037, 1038, & 1039.
2. THE SITE IS APPROXIMATELY 60.1± ACRES AND IS ZONED R60.
3. THE OWNER OF THESE LOTS IS: CINDY A BARLOW  
19 EAST BAR LE DOC DR  
CORPUS CHRISTI, TX  
78414
4. THE THE SITE IS LOCATED IN FEMA ZONE X, AE, FLOODWAY AE (25023C049J EFFECTIVE DATE 7/17/2012).
5. WETLANDS SHOWN ON THIS PLAN ARE APPROXIMATE AND FROM OLIVER: MASSGIS ONLINE MAPPING TOOL.
6. THE TOPOGRAPHY SHOWN THIS PLAN IS APPROXIMATE LIDAR DATA ACQUIRED FROM NOAA LIDAR DATA BASE (NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION).
7. TOPOGRAPHY IS SHOWN IN 2-FT CONTOUR INTERVAL.
8. THE PROPERTY LINE SHOWN ON PLANS IS A COMPILATION OF BEST AVAILABLE SOURCES INCLUDING ASSESSOR MAPS AND MASSGIS ONLINE MAPPING TOOL.
9. THE SITE IS TO BE SERVICED BY PRIVATE WATER AND PRIVATE SEWER.
10. THE PROPOSED RIGHT OF WAY IS TO BE 40' WIDE AND CONTAIN A 20' WIDE PAVED ROADWAY
11. THE DRAINAGE SYSTEM IS DESIGNED TO MEET ALL LOCAL, TOWN, AND FEDERAL REGULATIONS.

**LEGEND**

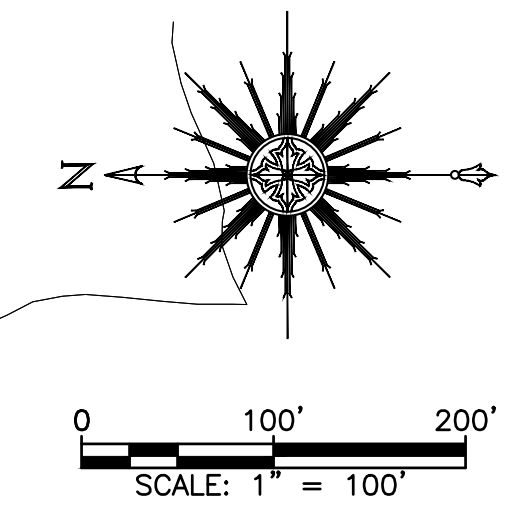
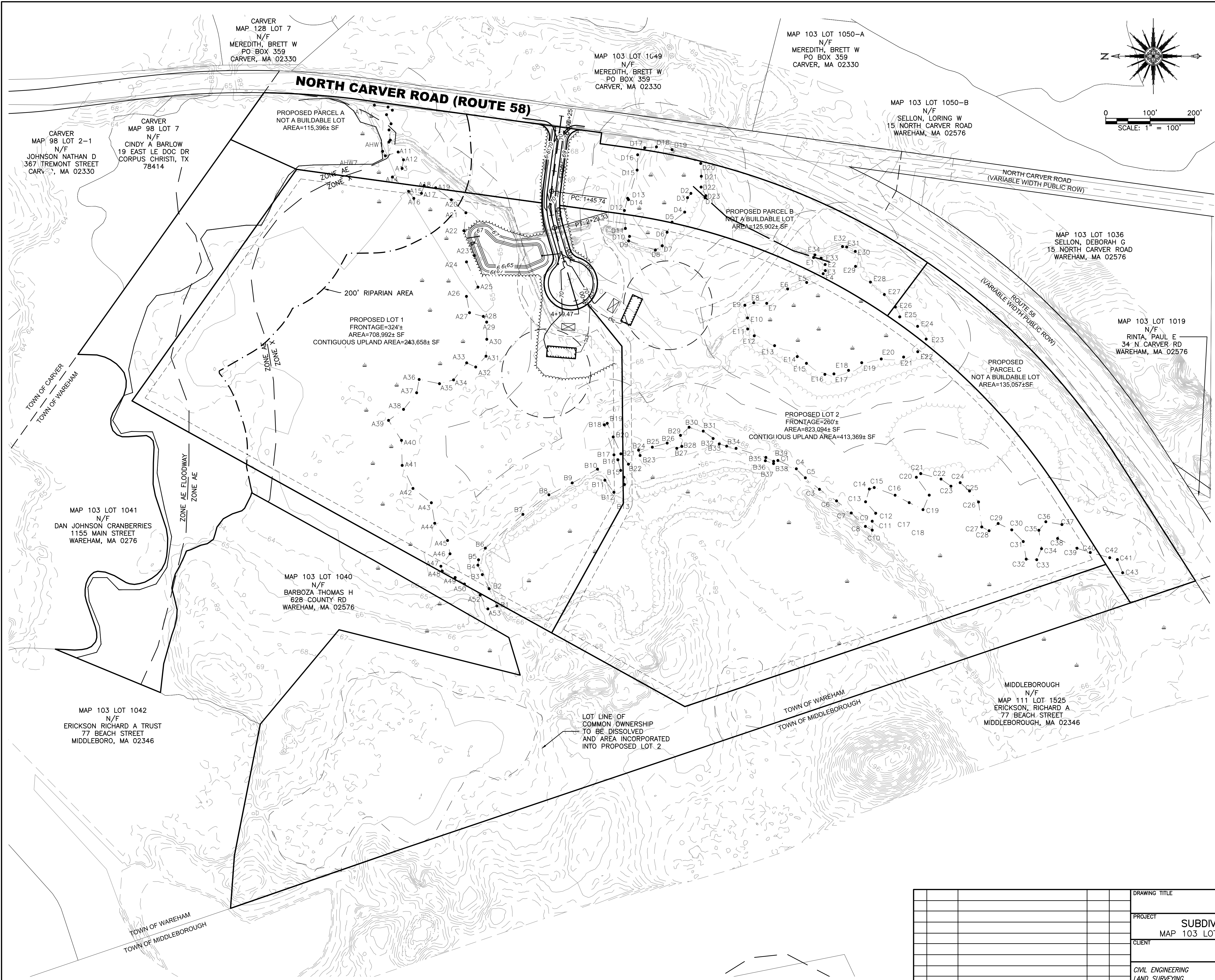
(NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS)

- EXISTING EDGE OF PAVE
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING STRIPING
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- 100' WETLAND BUFFER LINE
- 25' WETLAND BUFFER LINE
- WETLAND LINE AND HATCH
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING DRAINAGE MANHOLE
- EXISTING TREE OR SHRUB
- EXISTING TREELINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- OVERALL SITE LINE
- EXISTING LOT LINE

DRAWING TITLE				EXISTING CONDITIONS PLAN		SCALE: SEE SCALE BAR	
PROJECT				SUBDIVISION PLAN OF ENTERO WAY		DATE: 12/2/2021	
CLIENT				MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA		DRAWN BY: DJLS	
				LSE TUCANA LLC		DESIGNED BY: DJLS	
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT						P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050	
REV.	DATE	DESCRIPTION	BY	APP.	CHECKED BY: RJR	SHEET NO. EX-1	
					APPROVED BY: RJR	PROJECT NO. 17970301	







CRITERIA ZONE R60	REQUIRED
MIN. FRONTAGE	180'
MIN. LOT AREA	60,000 SF*
MIN. FRONT YARD SETBACK	60'
MIN. REAR YARD SETBACK	20'
MIN. SIDE YARD SETBACK	20'
MAXIMUM HEIGHT	35'
MAXIMUM BUILDING COVERAGE	NR
MAXIMUM IMPERVIOUS SURFACE	NR

\*ARTICLE 6  
612  
In all zoning districts, no principal building shall be erected on any lot created after the effective date of this By-Law which has less than eighty percent (80%) of the minimum required lot area as contiguous upland, not including Riverfront areas as defined in the Massachusetts Wetlands Protection Act, for the zoning district in which it is located, (added October 25, 2004)

615 LOT SHAPE FACTOR  
All lots created for building purposes after the effective date of this By-Law shall be shaped so that they can contain within the buildable upland area a circle of a diameter, not less than the frontage requirements of the zoning district within which the lot is located. In addition, any portion of a lot, which is narrower in width than thirty feet, shall not be counted toward the required lot area. In cases where the Planning Board believes that proposed lots do not meet the Lot Shape Factor criteria and will not be detrimental to the intent of this regulation, the Planning Board has the authority to waive this requirement, (added October 25, 2004)

REFER TO THE DEFINITIVE BOUNDARY PLAN FOR LOT DIMENSIONS.

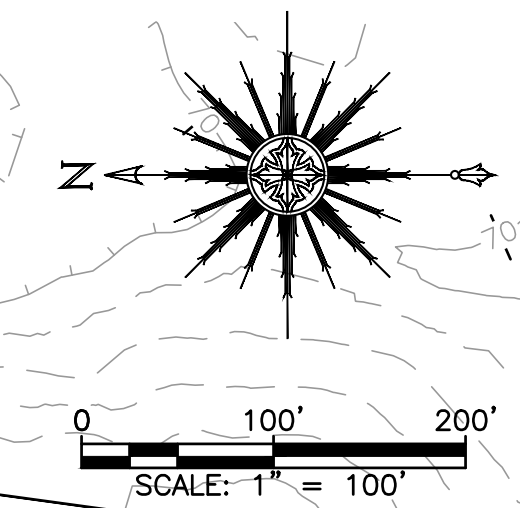
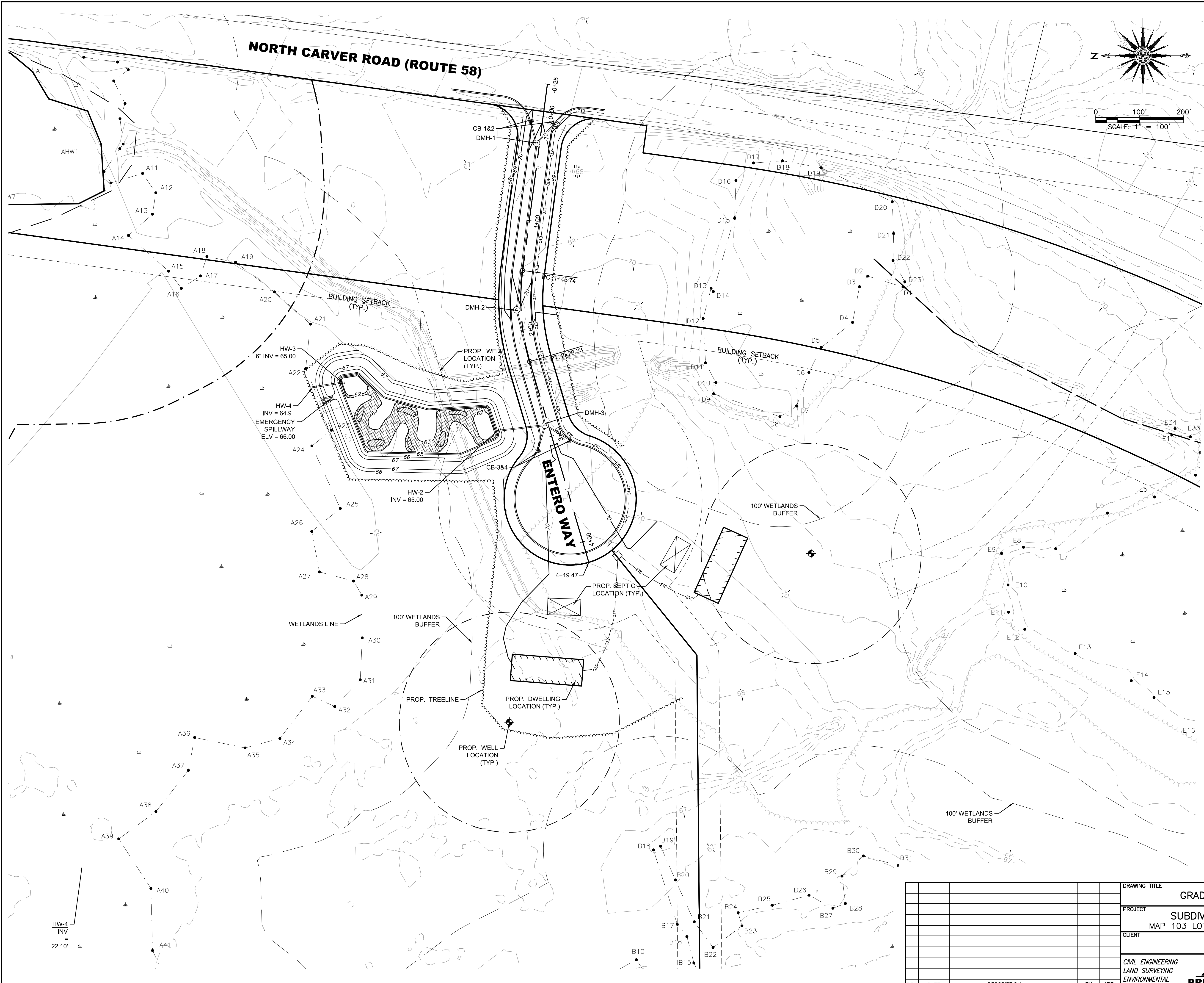
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- EXISTING RETAINING WALL
- OVERALL SITE LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE

DRAWING TITLE <b>OVERALL SITE PLAN</b>				SCALE: SEE SCALE BAR	
PROJECT SUBDIVISION PLAN OF ENTERO WAY MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA				DATE: 12/2/2021	
CLIENT LSE TUCANA LLC				DRAWN BY: DJLS	
DESIGNED BY: DJLS				CHECKED BY: RJR	
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				APPROVED BY: RJR	SHEET NO. <b>LO-1</b>
				P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050	PROJECT NO. 17970301
REV.	DATE	DESCRIPTION	BY	APP.	





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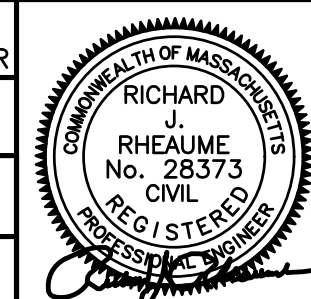
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- EXISTING RETAINING WALL
- OVERALL SITE LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE

HW-4  
INV =  
22.10'

DRAWING TITLE		GRADING AND DRAINAGE PLAN		SCALE:	SEE SCALE BAR
PROJECT		SUBDIVISION PLAN OF ENTERO WAY MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA		DATE:	12/2/2021
CLIENT		LSE TUCANA LLC		DRAWN BY:	DJLS
DESIGNED BY:		DJLS		CHECKED BY:	RJR
APPROVED BY:		RJR		PROJECT NO.:	17970301
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050	
REV.	DATE	DESCRIPTION	BY	APP.	



SHEET NO. **GD-1**



**DEEP MARSH PLANTINGS**

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TYPHA LATIFOLIA	BROAD-LEAVED CAT-TAIL	TUBERS	TBD
NUPHAR ADVENA	YELLOW WATER LILY	TUBERS	TBD

**LOW MARSH PLANTINGS**

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
NUPHAR ADVENA	YELLOW WATER LILY	TUBERS	TBD
NYMPHAEA ODORATA	WHITE WATER LILY	TUBERS	TBD
PONTEDERIA CORDATA	PICKEREL WEED	2" PLUG	TBD
POTAMOGETON NODOSUS	LONG LEAF PONDWEED	RHIZOMES	TBD
POTAMOGETON PECTINATUS	SAGO PONDWEED	TUBERS	TBD
VALLISNERIA AMERICANA	WILD CELERY	TUBERS	TBD

**HIGH MARSH PLANTINGS**

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
ACORUS AMERICANA	SWEET FLAG	2" PLUG	TBD
ALISMA SUBCORDATUM	AMERICAN WATER PLANTAIN	2" PLUG	TBD
SYMPHYOTRICHUM PUNICEUM	PURPLESTEM ASTER	2" PLUG	TBD
CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	2" PLUG	TBD
CAREX COMOSA	BEARDED SEDGE	2" PLUG	TBD
CAREX STRICTA	TUSSOCK SEDGE	2" PLUG	TBD

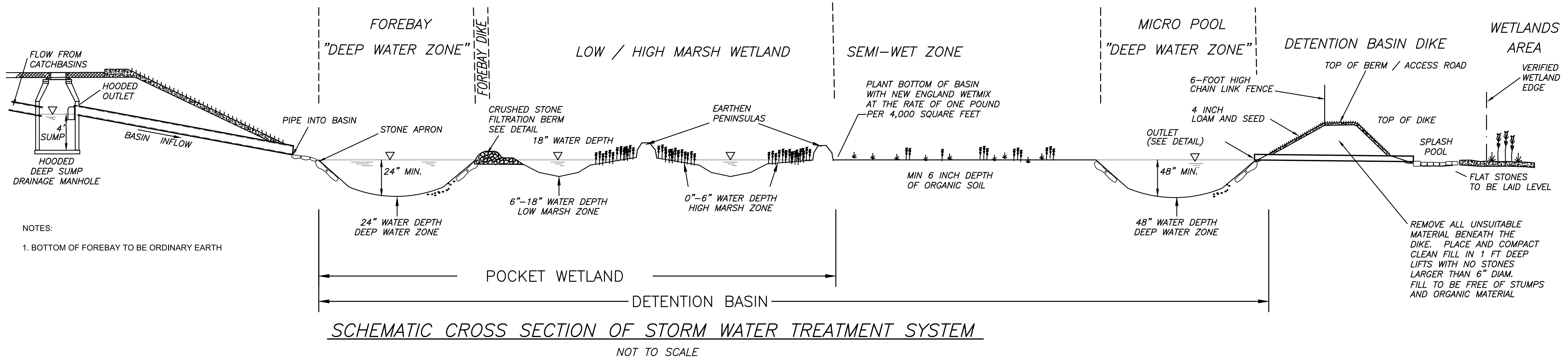
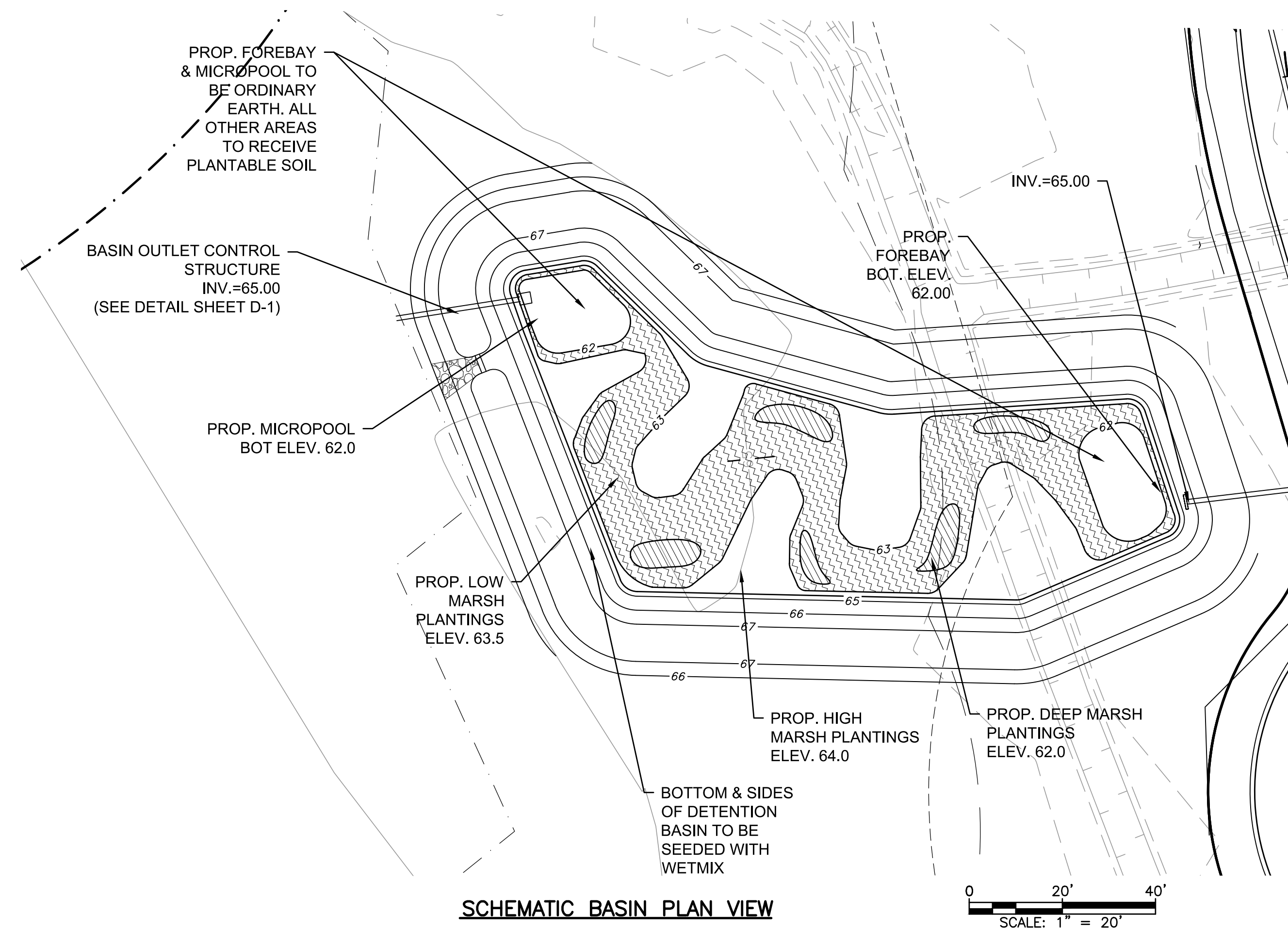
TOTAL BASIN AREA: 6,237 S.F.

FEATURE	REQUIRED %	PROPOSED AREA
FOREBAY	5%	312 S.F.
HIGH MARSH	25%	1,560 S.F.
LOW MARSH	55%	3,430 S.F.
MICROPOOL	5%	312 S.F.

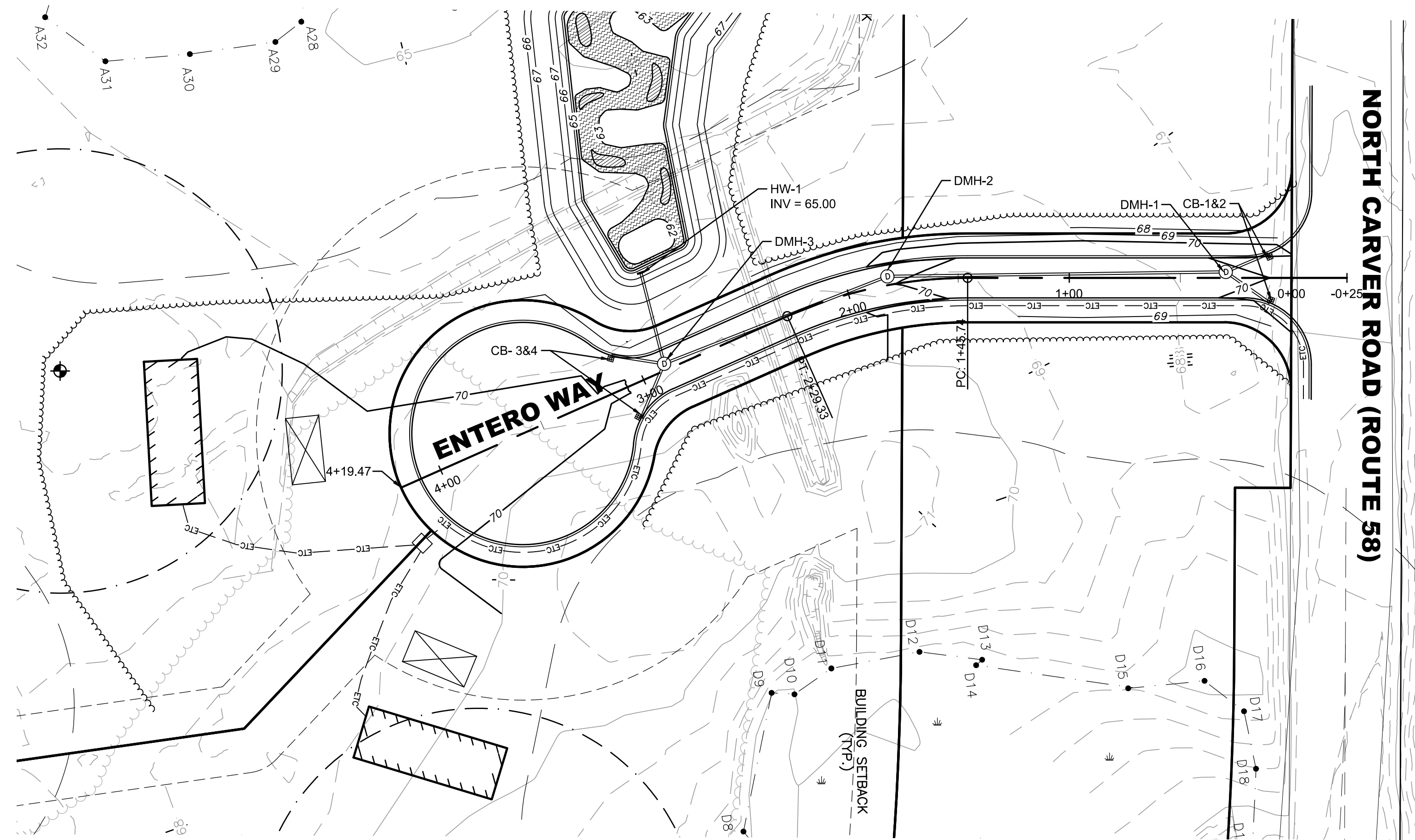
**SEED MIX NOTES:**

THE DETENTION BASIN DIKE TO BE SEEDED WITH ONE POUND PER 2,000 SQUARE FEET OF NEW ENGLAND WETLAND PLANTS, INC. NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX, OR APPROVED EQUAL WHICH CONTAINS THE FOLLOWING SPECIMENS:

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

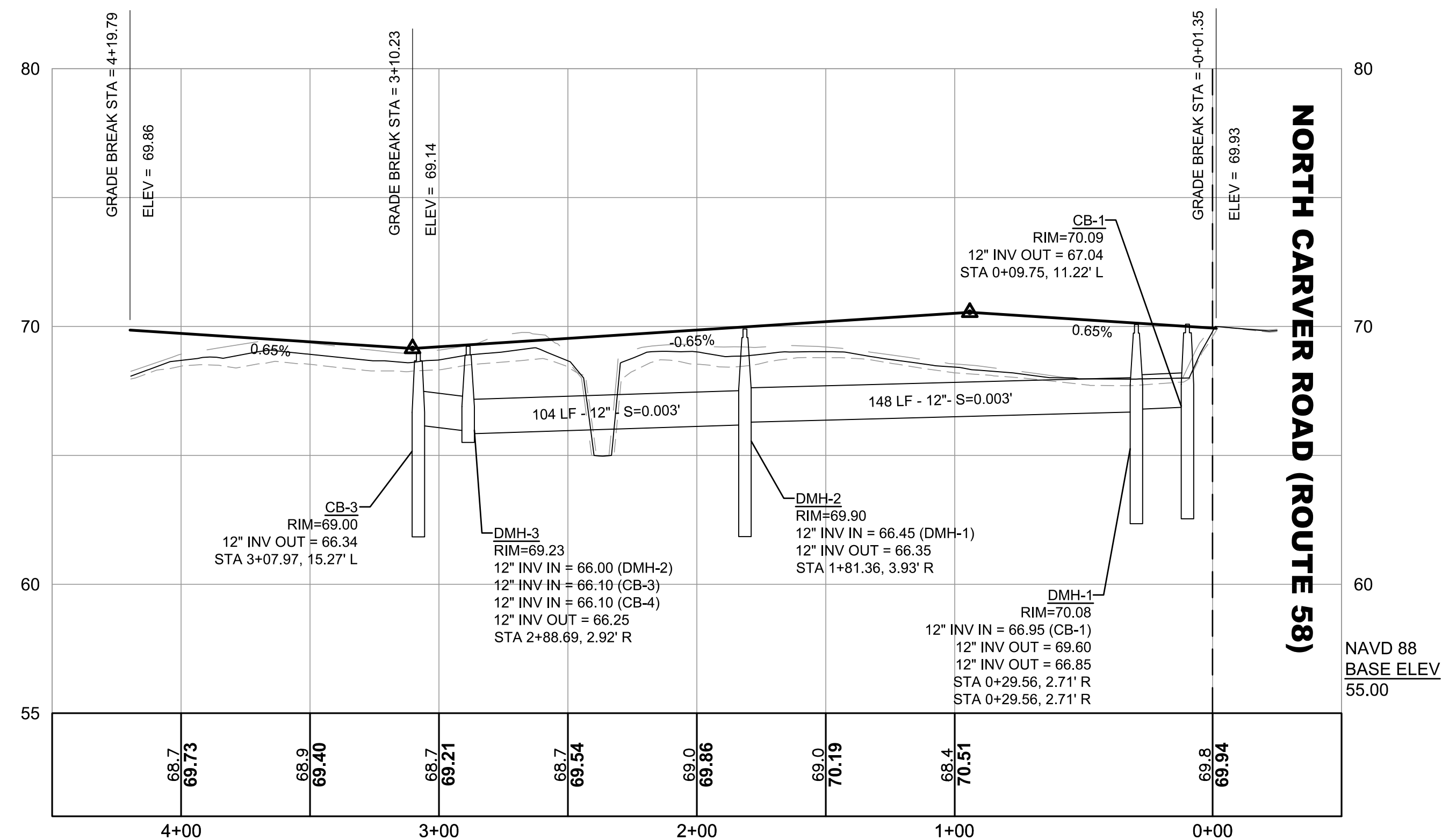


REV.	DATE	DESCRIPTION	BY	APP.	DRAWING TITLE BMP-POCKET WETLAND PLAN	SCALE: SEE SCALE BAR	
					PROJECT SUBDIVISION PLAN OF ENTERO WAY MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA	DATE: 12/2/2021	
					CLIENT LSE TUCANA LLC	DRAWN BY: DJLS	
					CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT	DESIGNED BY: DJLS	
						P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050	CHECKED BY: RJR
							APPROVED BY: RJR
							SHEET NO. <b>BW-1</b>
							PROJECT NO. 17970301



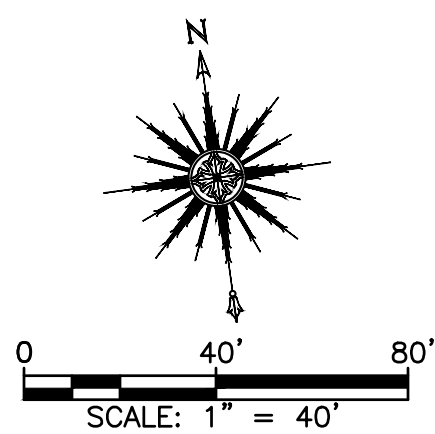
PLAN OF PROPOSED ROAD


SCALES:  
1" = 40'

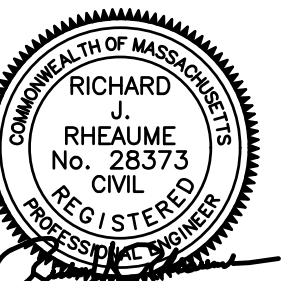


PROFILE OF PROPOSED ROAD

SCALES:  
1" = 40' HOR  
1" = 4' VER

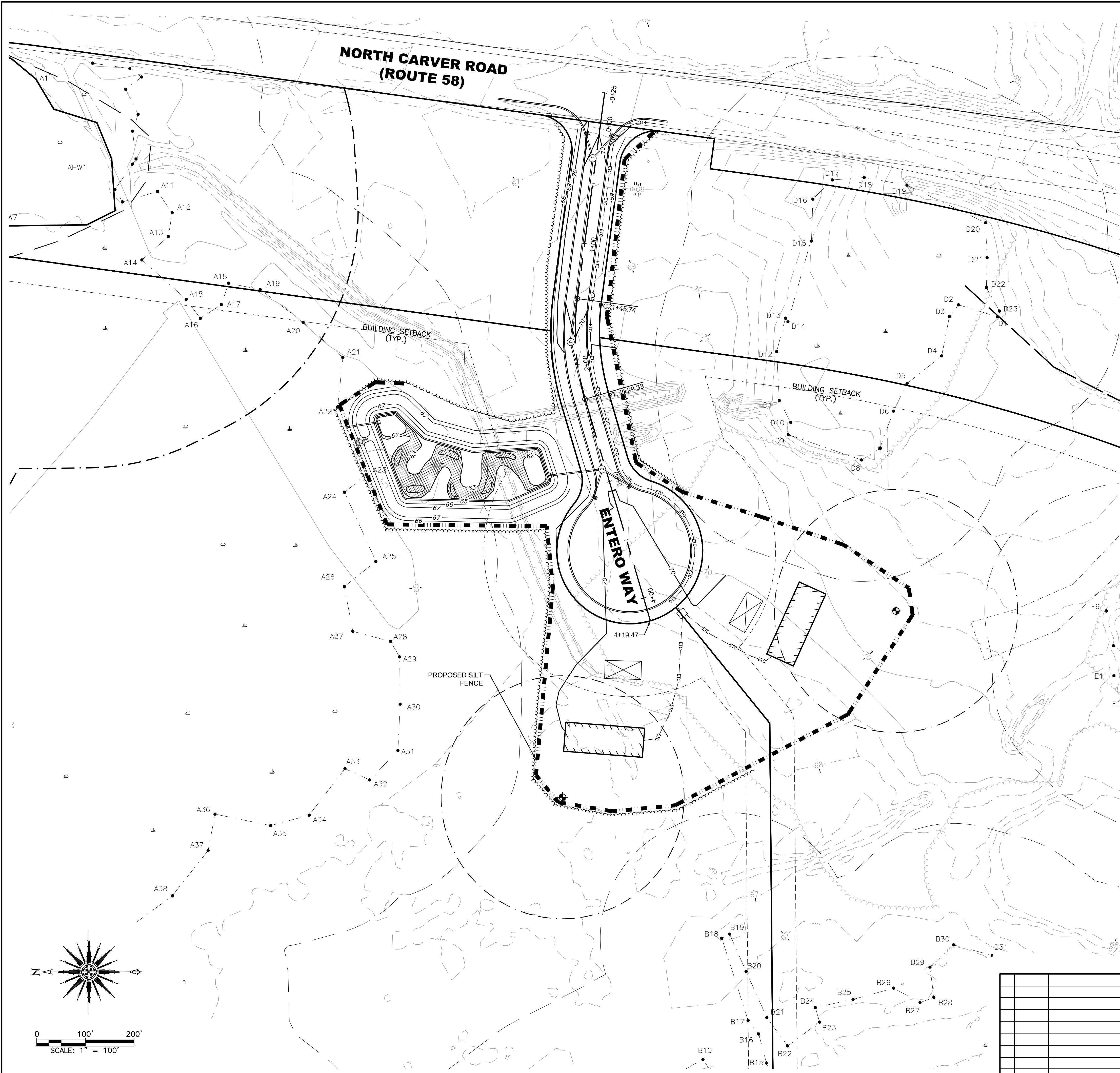


DRAWING TITLE		PLAN AND PROFILE		SCALE:	SEE SCALE BAR
PROJECT		SUBDIVISION PLAN OF ENTERO WAY MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA		DATE:	12/2/2021
CLIENT		LSE TUCANA LLC		DRAWN BY:	DJLS
DESIGNED BY:		DJLS		CHECKED BY:	RJR
APPROVED BY:		RJR		PROJECT NO.:	17970301
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT		 <b>PRIME ENGINEERING</b> <small>INC.</small>		P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050	

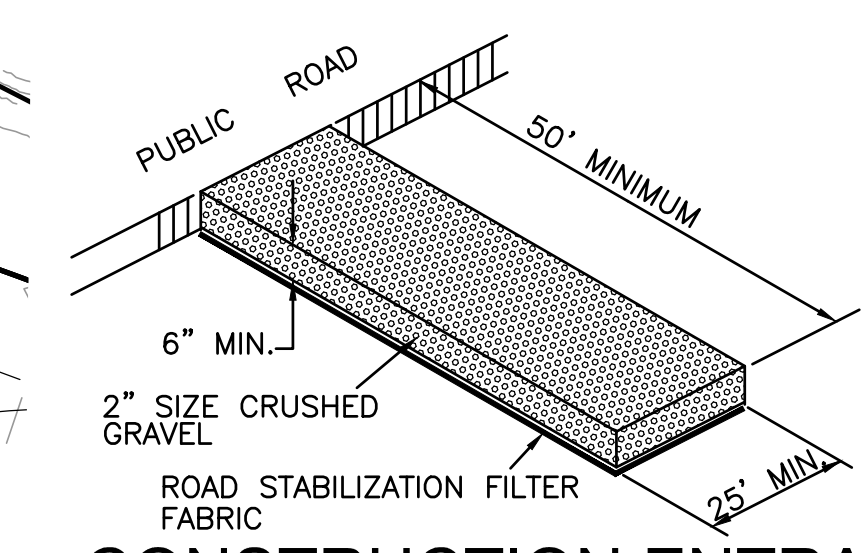


SHEET NO. **PP-1**

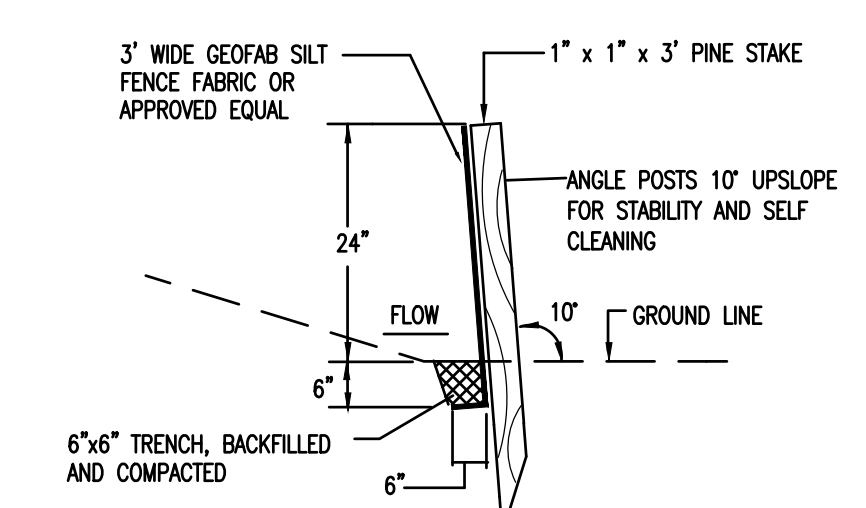
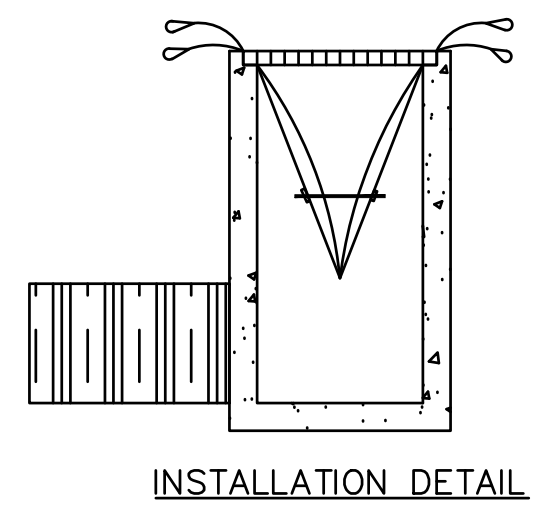
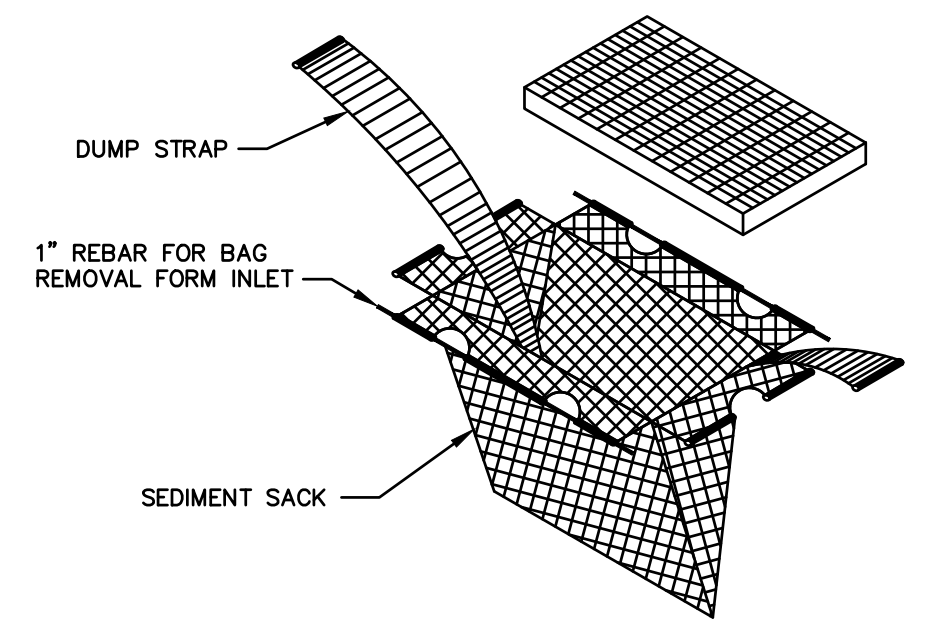




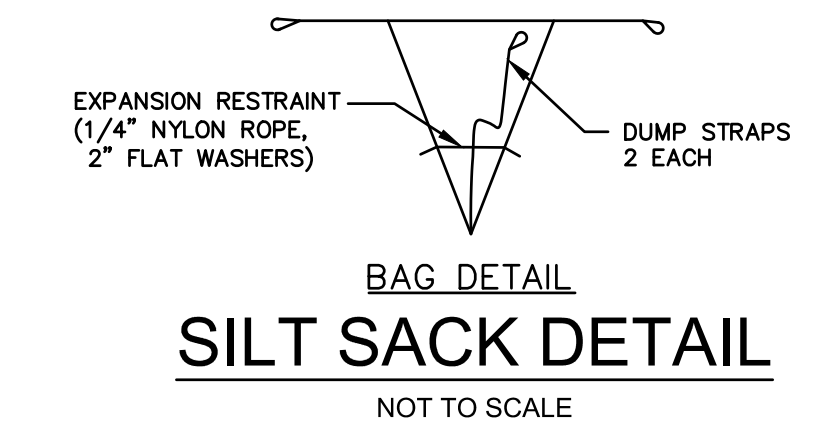
- EROSION CONTROL NOTES:**
1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. ADDITIONAL PROTECTION: ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
  2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
  3. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO CONSTRUCTION.
  4. THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT.
  5. CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES UPON THE COMPLETION OF CONSTRUCTION.
  6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
  7. IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK.
  8. SPRINKLE OR APPLY DUST (WATER TRUCK) SUPPRESSERS TO MINIMIZE DUST AT THE CONSTRUCTION SITE. MAINTAIN DUST CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
  9. THE CONTRACTOR MUST COMPLY TO ANY ORDER OF CONDITIONS ISSUED BY THE CITY OF WAREHAM CONSERVATION COMMISSION.



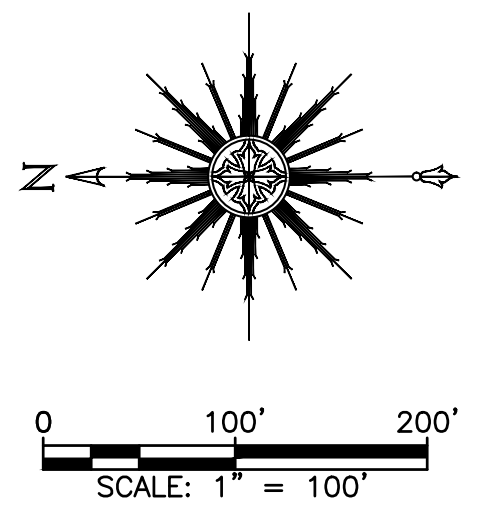
**CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**SILT FENCE DETAIL**  
NOT TO SCALE

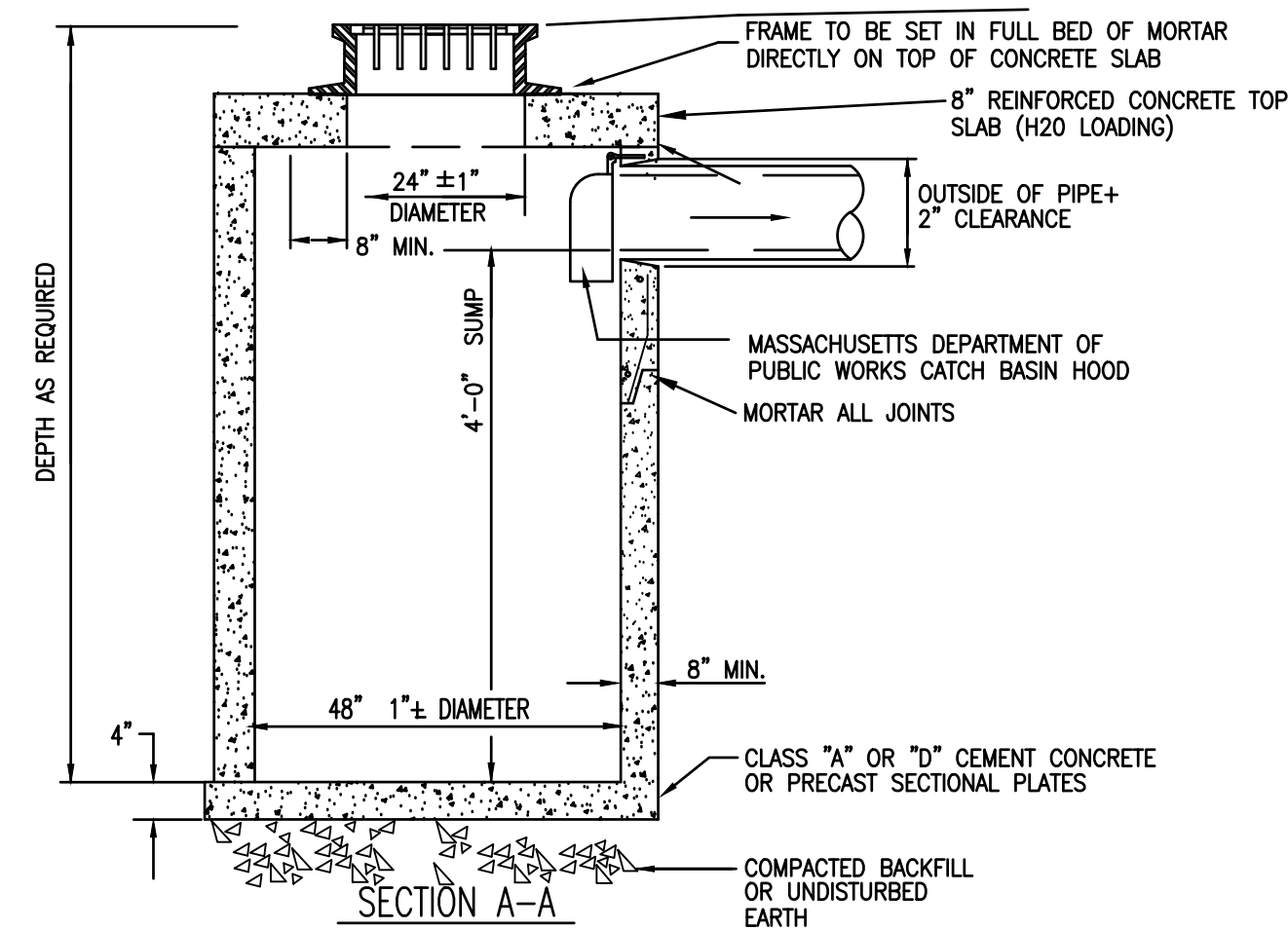


**BAG DETAIL**  
**SILT SACK DETAIL**  
NOT TO SCALE



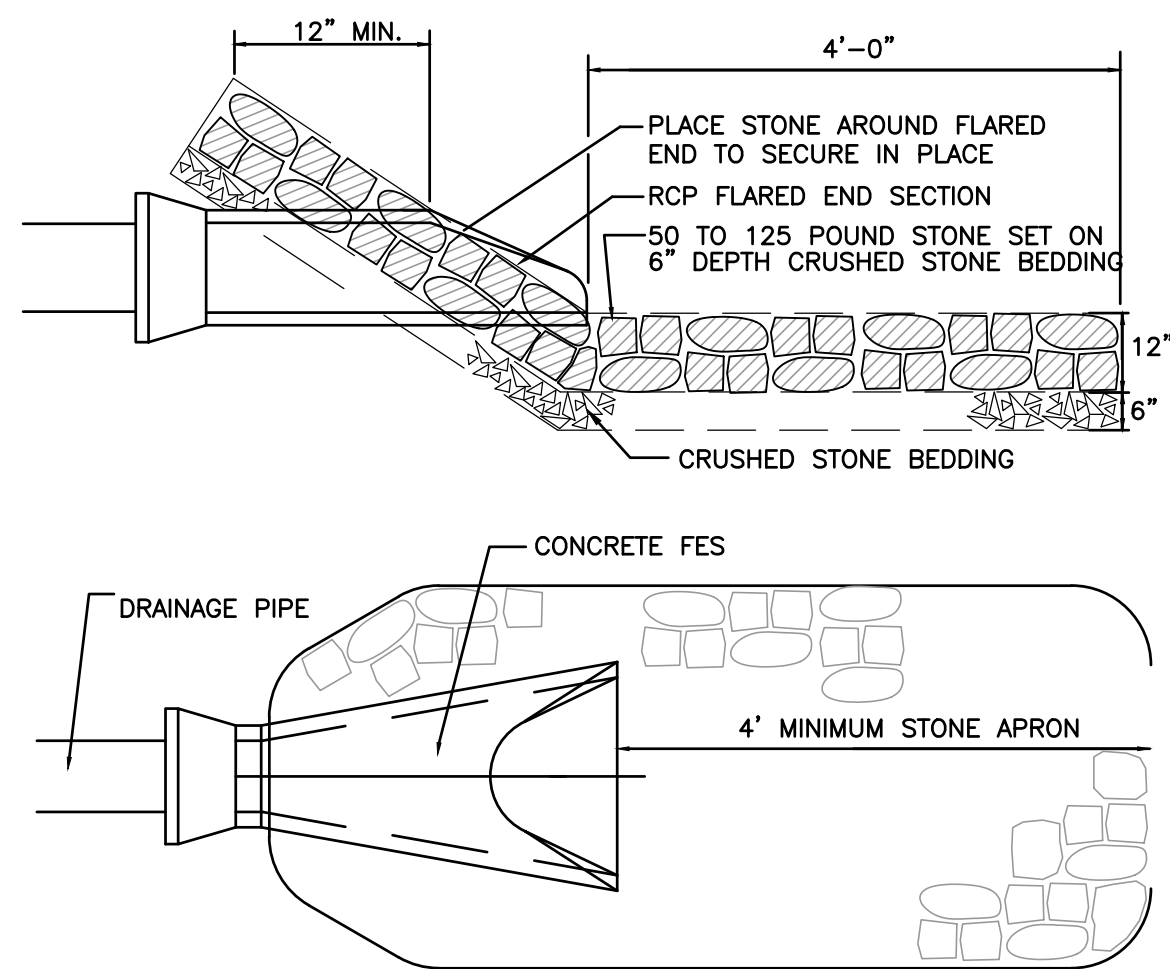
DRAWING TITLE <b>EROSION CONTROL PLAN</b>				SCALE: SEE SCALE BAR	
PROJECT SUBDIVISION PLAN OF ENTERO WAY MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA				DATE: 12/2/2021	
CLIENT LSE TUCANA LLC				DRAWN BY: DJLS	
DESIGNED BY: DJLS				CHECKED BY: RJR	
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				APPROVED BY: RJR	SHEET NO. <b>GD-1</b>
				P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050	PROJECT NO. 17970301
REV.	DATE	DESCRIPTION	BY	APP.	

CATCH BASIN GRATE TO BE LF248-2  
 FRAME TO BE 4 FLANGE FRAME & GRATE  
 AS MANUF. BY LeBARON FOUNDRY CO.,  
 OR APPROVED EQUAL, UNLESS CATCH  
 GRATE ANALYSES DICTATES OTHERWISE.

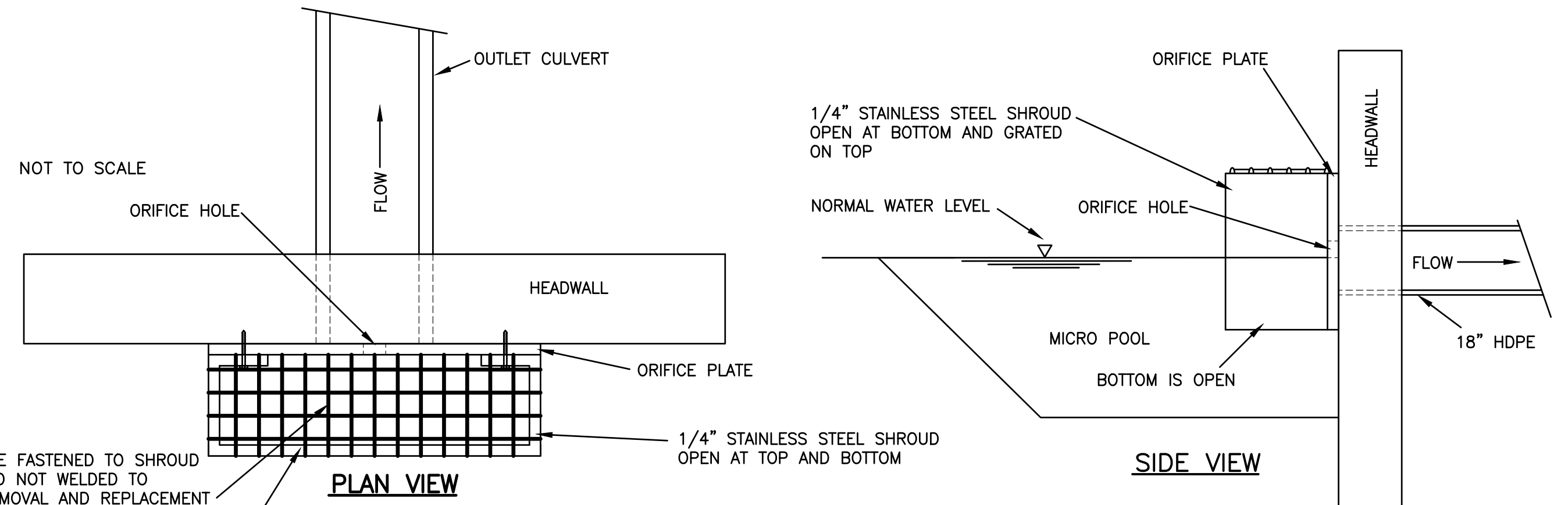
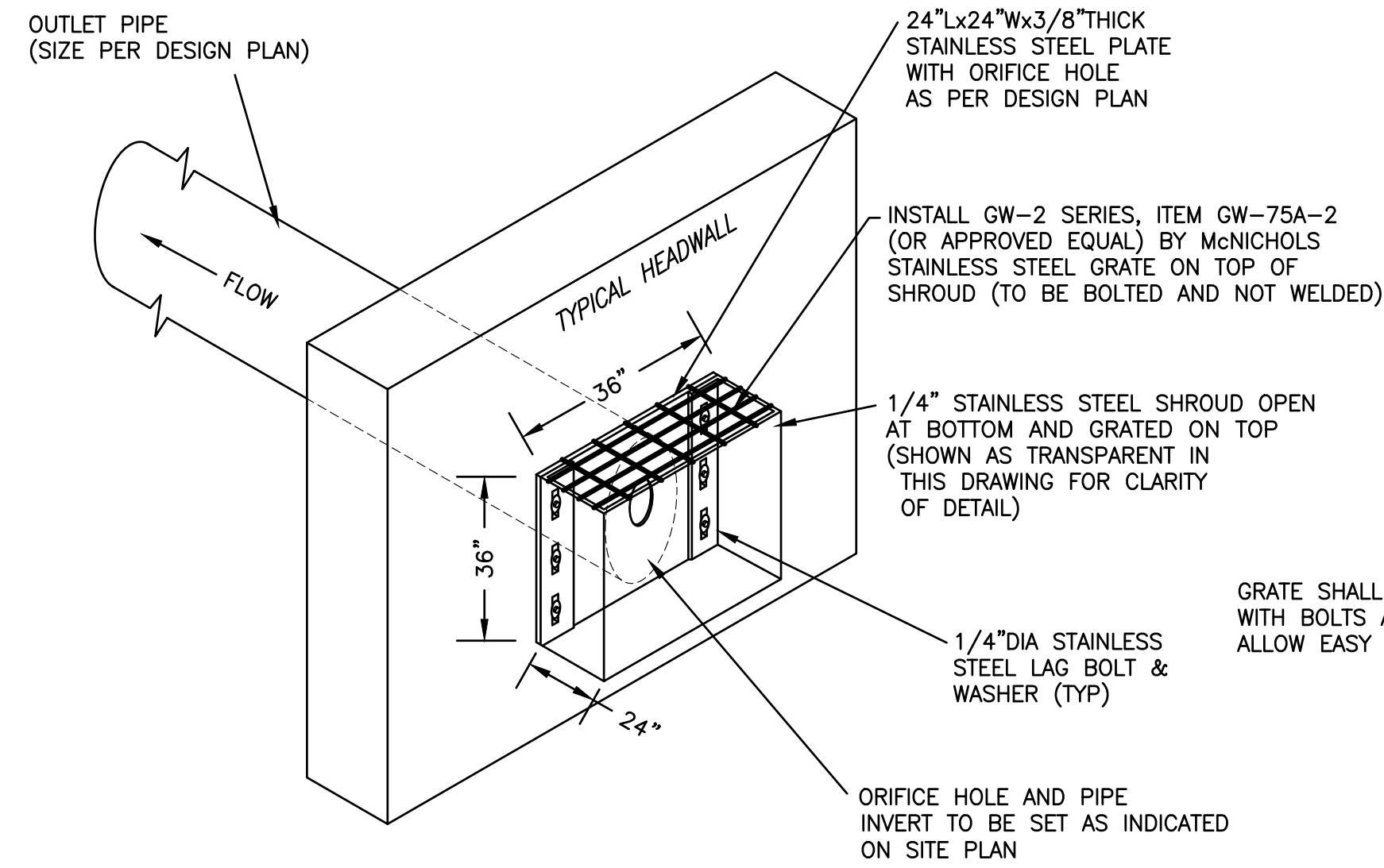


**TYPICAL FLAT TOP CATCH BASIN**  
 NOT TO SCALE

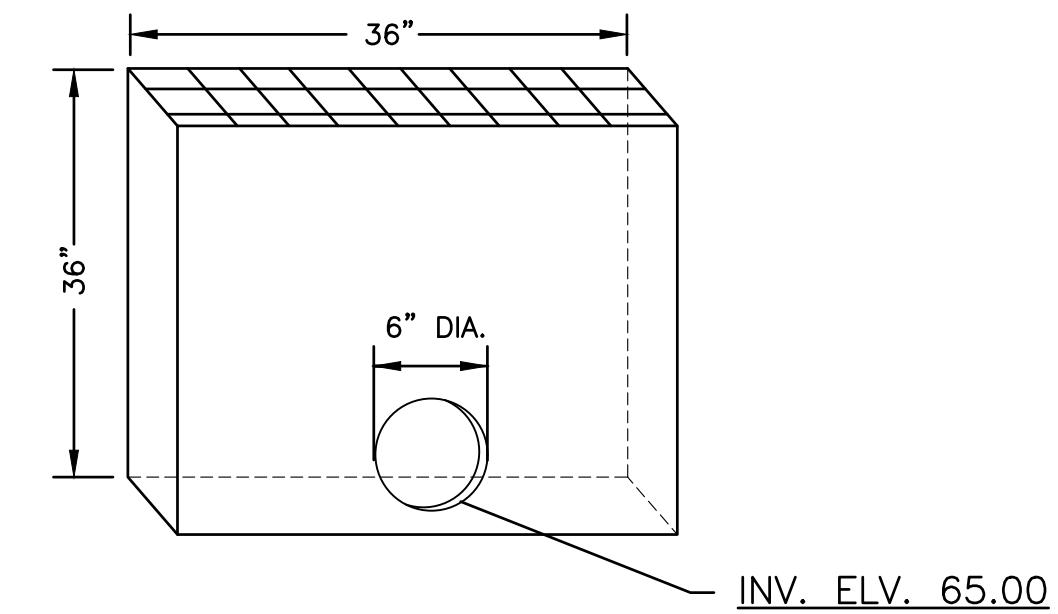
1. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE.



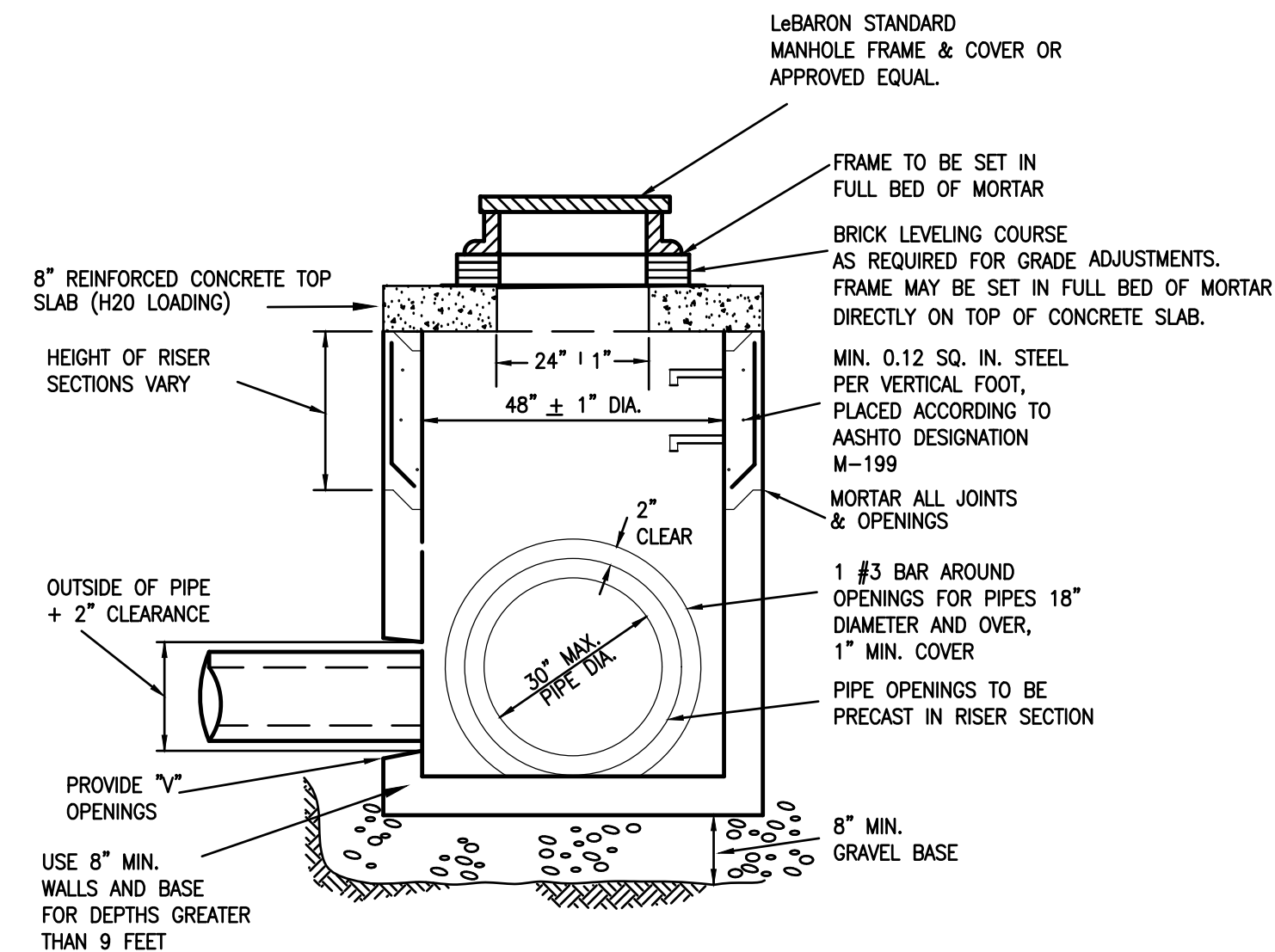
NOT TO SCALE



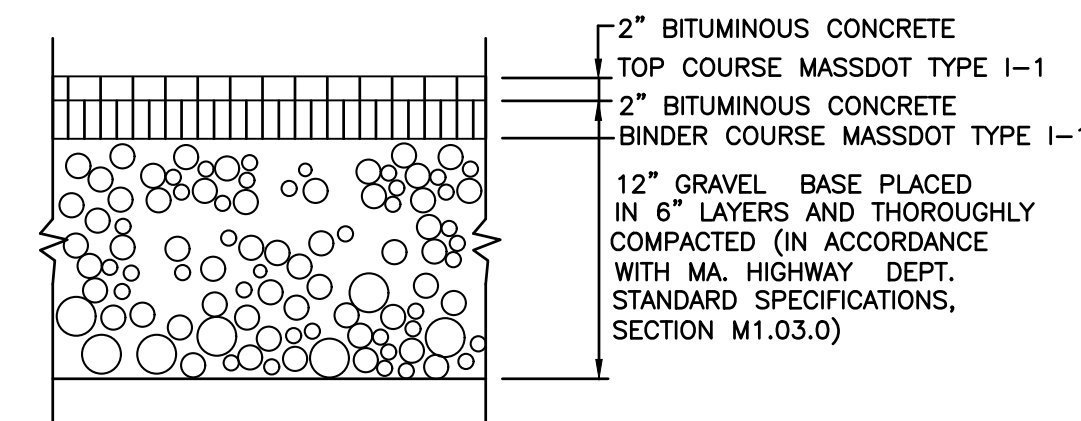
**HEADWALL WITH ORIFICE PLATE**  
 NOT TO SCALE



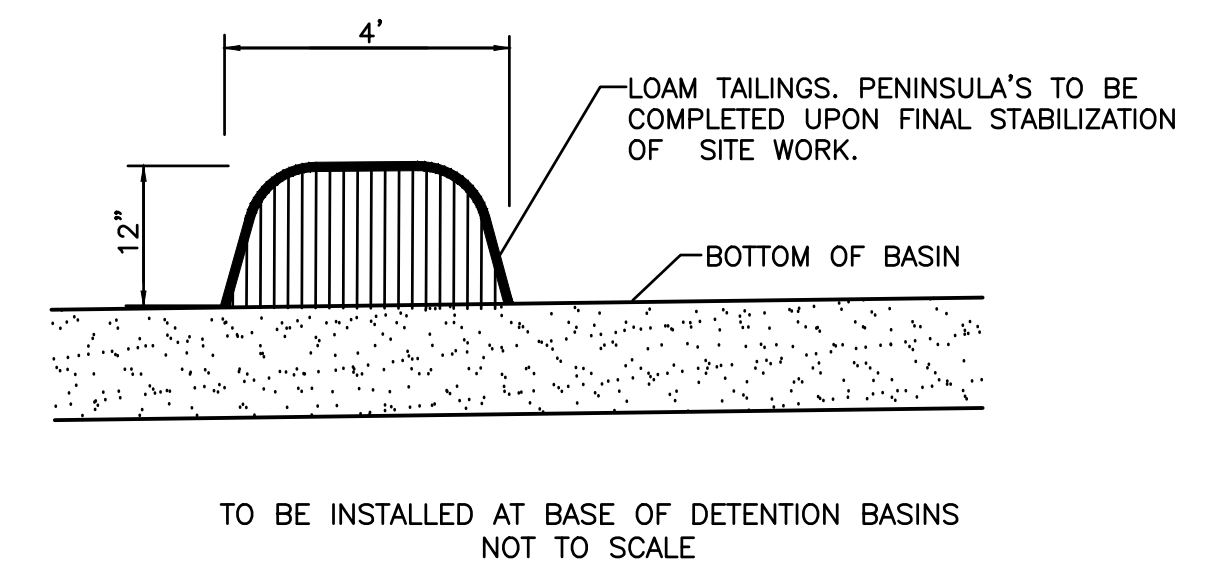
**OUTLET CONTROL STRUCTURE DETAIL**  
 NOT TO SCALE



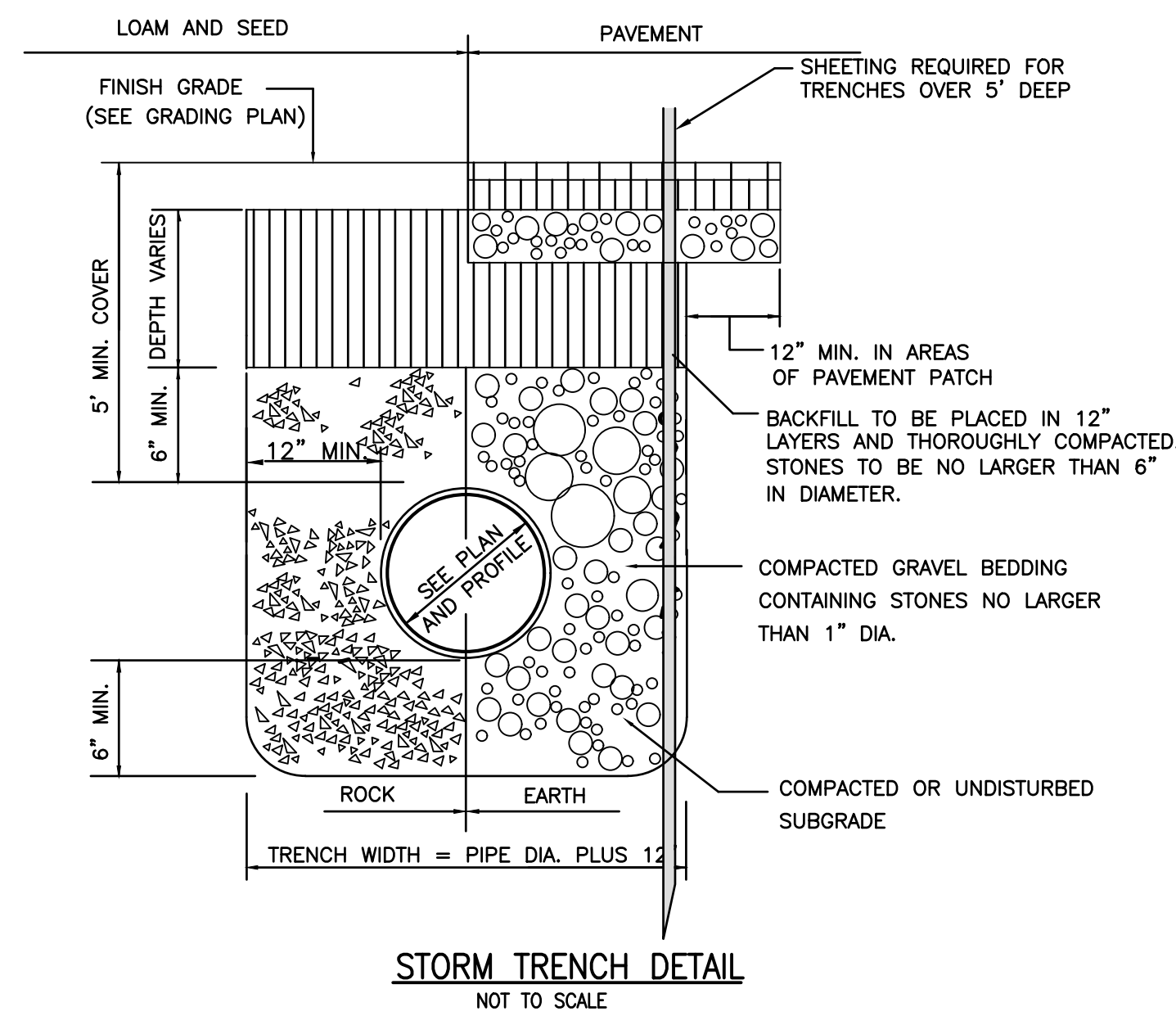
**PRECAST CONCRETE FLAT TOP DRAIN MANHOLE**  
 NOT TO SCALE



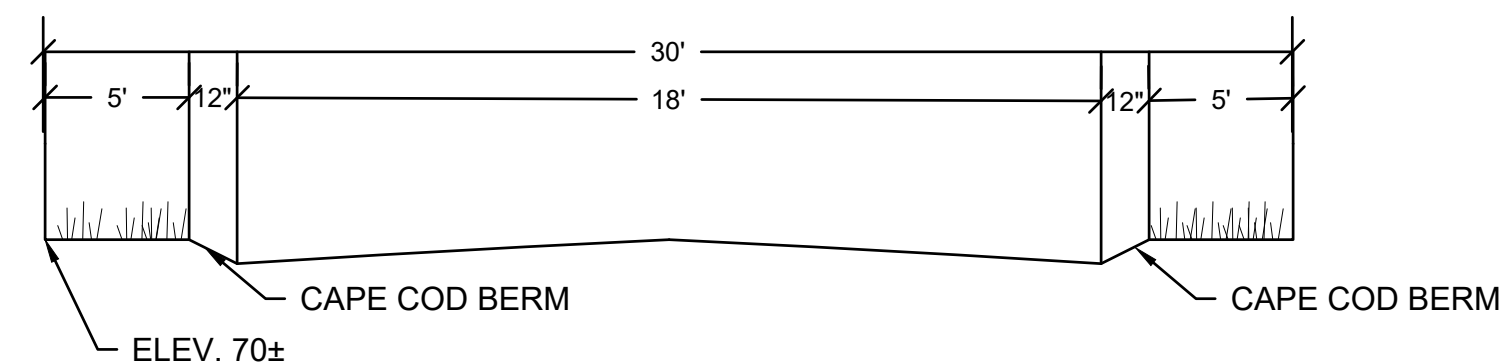
**STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT**  
 NOT TO SCALE



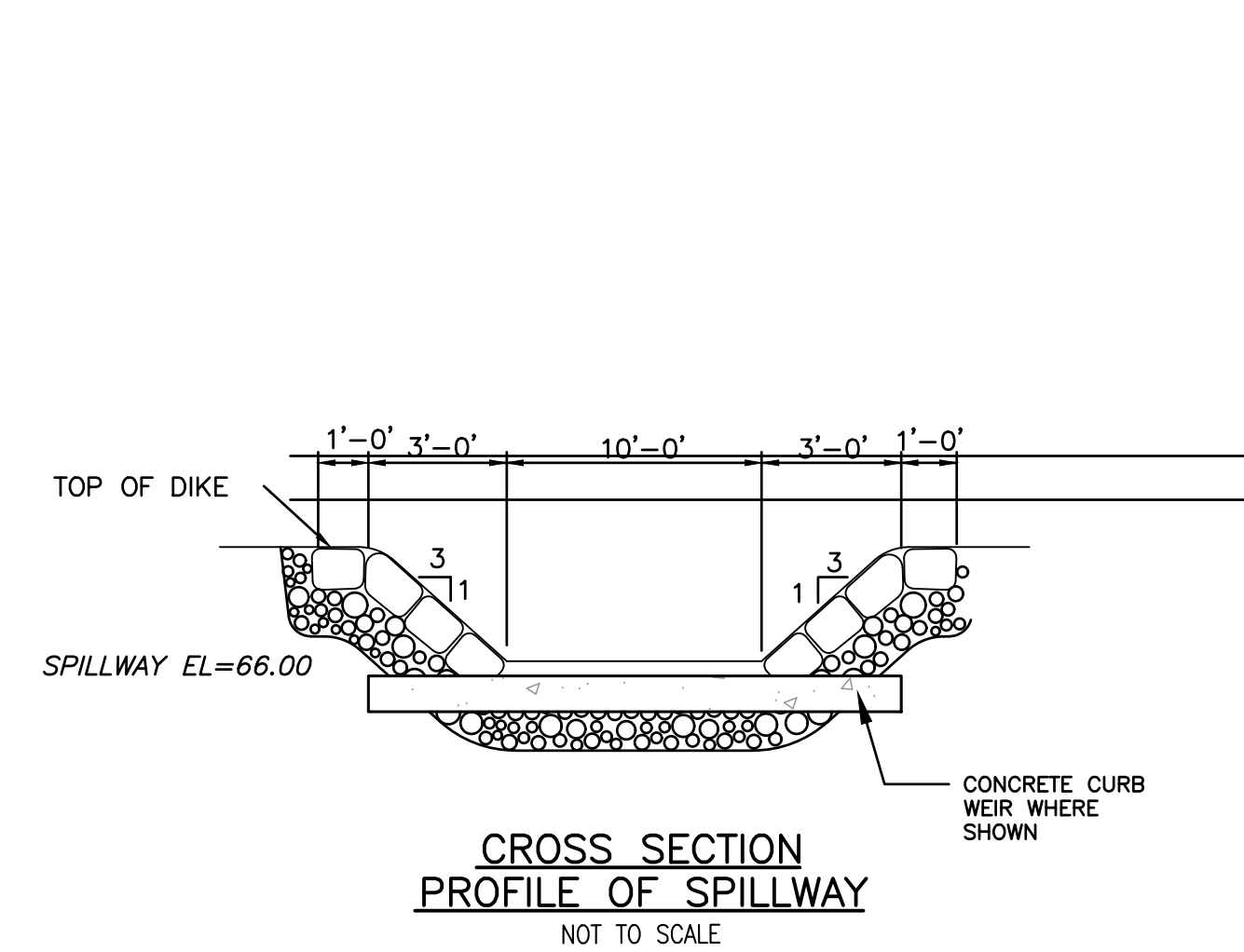
TO BE INSTALLED AT BASE OF DETENTION BASINS  
 NOT TO SCALE



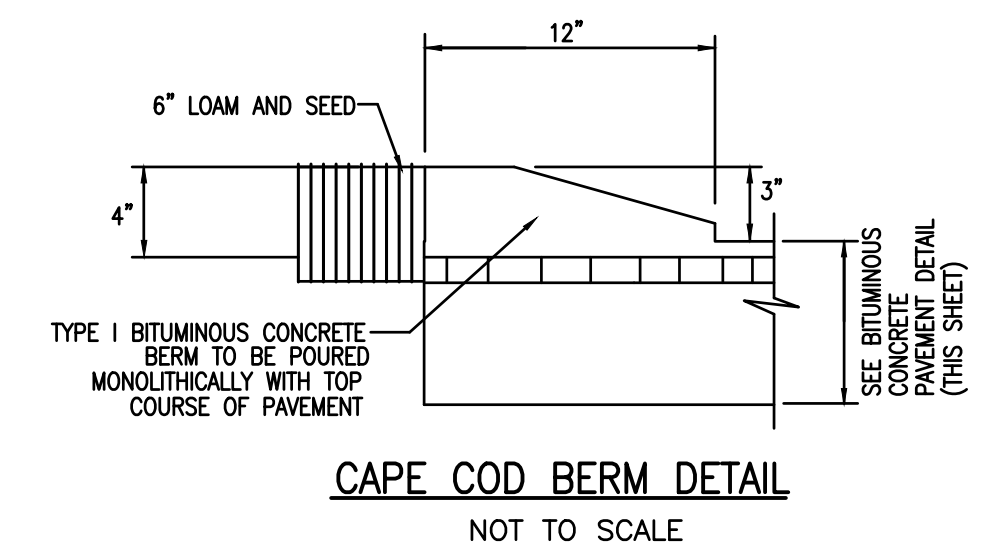
**STORM TRENCH DETAIL**  
 NOT TO SCALE



**ROAD CROSS SECTION**  
 NOT TO SCALE  
 A WAIVER FROM THE SIDEWALK IS REQUESTED



**CROSS SECTION PROFILE OF SPILLWAY**  
 NOT TO SCALE



**CAPE COD BERM DETAIL**  
 NOT TO SCALE

DRAWING TITLE <b>DETAIL SHEET</b>				SCALE: SEE SCALE BAR	
PROJECT SUBDIVISION PLAN OF ENTERO WAY MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA				DATE: 12/2/2021	
CLIENT LSE TUCANA LLC				DRAWN BY: DJLS	
DESIGNED BY: DJLS				CHECKED BY: RJR	
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				APPROVED BY: RJR	SHEET NO. <b>D-1</b>
				P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050	PROJECT NO. 17970301
REV.	DATE	DESCRIPTION	BY	APP.	