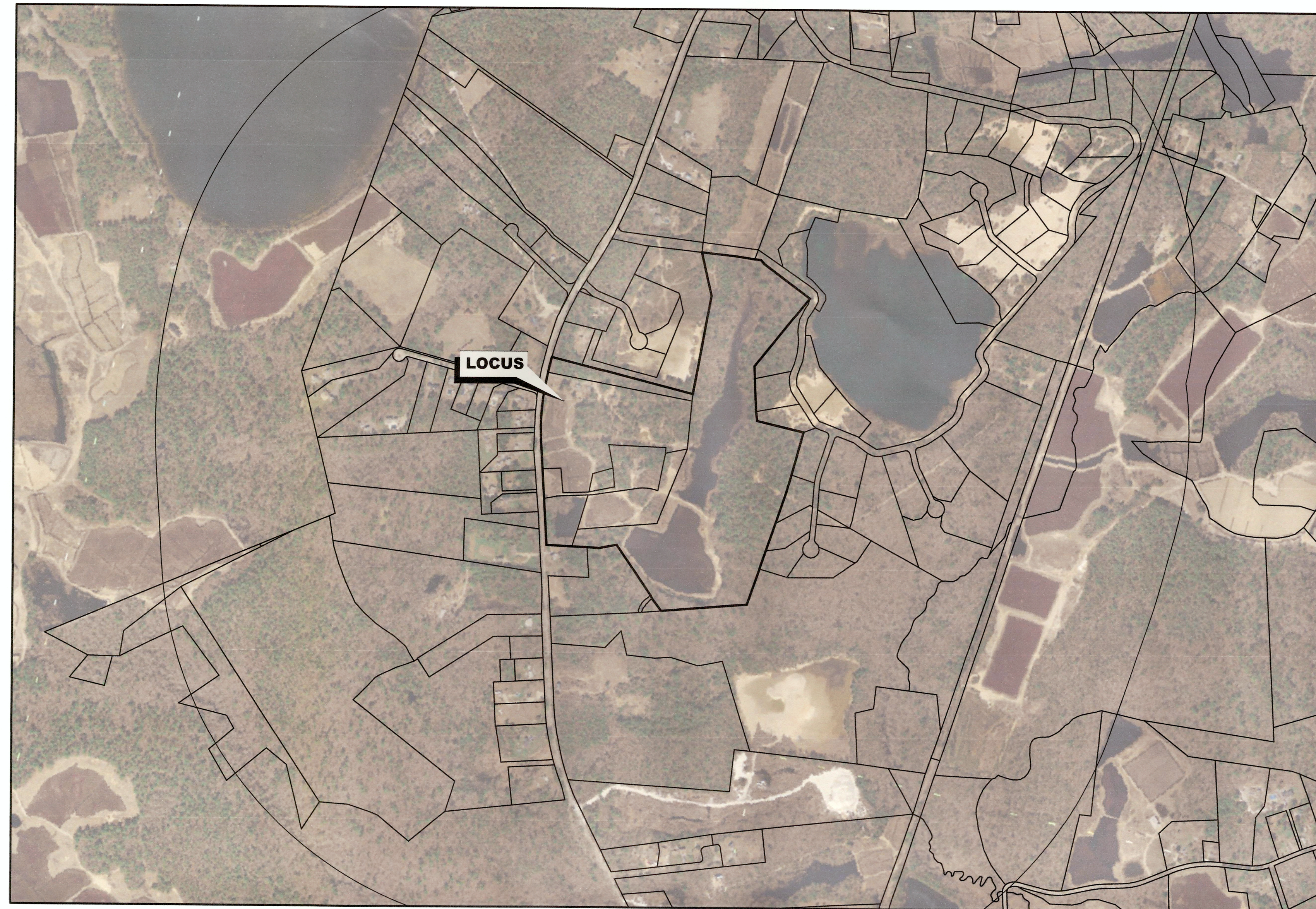


PRELIMINARY SUBDIVISION PLAN
OF ENERGY ESTATES
AT
MAP 64 LOTS 1006, 1008, 1009, & 1010,
MAP 65 LOTS 1000A, 1000B, & 1001
A FORM B SUBDIVISION



LOCUS PLAN
SCALE: 1"=2000'



VICINITY PLAN
SCALE: 1"=500'
APRIL 19, 2021

SCHEDULE OF DRAWINGS

SHEET NUMBER	PLAN TITLE
-	TITLE SHEET
EX-1	EXISTING CONDITIONS
PR-1	OVERALL PROPOSED CONDITIONS
PR-2	PROPOSED CONDITIONS

OWNERS:

OWNERS PER REGISTRY OF DEEDS:

STOLEN TREE FARM TRUST, PATRICIA H. ZIMMER AND
KATHERINE I ZIMMER, TRUSTEES
370 COUNTY ROAD
WAREHAM, MA 02576
PHONE: 508-758-2403

PATRICIA H ZIMMER
370 COUNTY ROAD
WAREHAM, MA 02576
PHONE: 508-758-2403

**OWNERS PER TOWN OF WAREHAM
ASSESSOR'S DATABASE:**

MAP 64 LOT 1006, 1008
MAP 65 LOT 1000A, 1000B, 1001
ELLEN HARJU
370 COUNTY ROAD
WAREHAM, MA 02576
PHONE: 508-758-2403

MAP 64 LOT 1009 & 1010
ZIMMER PATRICIA H LIFE ESTATE
370 COUNTY ROAD
WAREHAM, MA 02576
PHONE: 508-758-2403

APPLICANT:

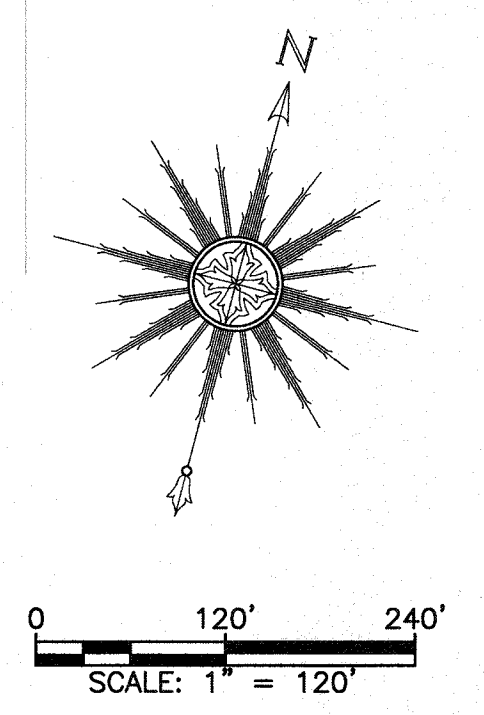
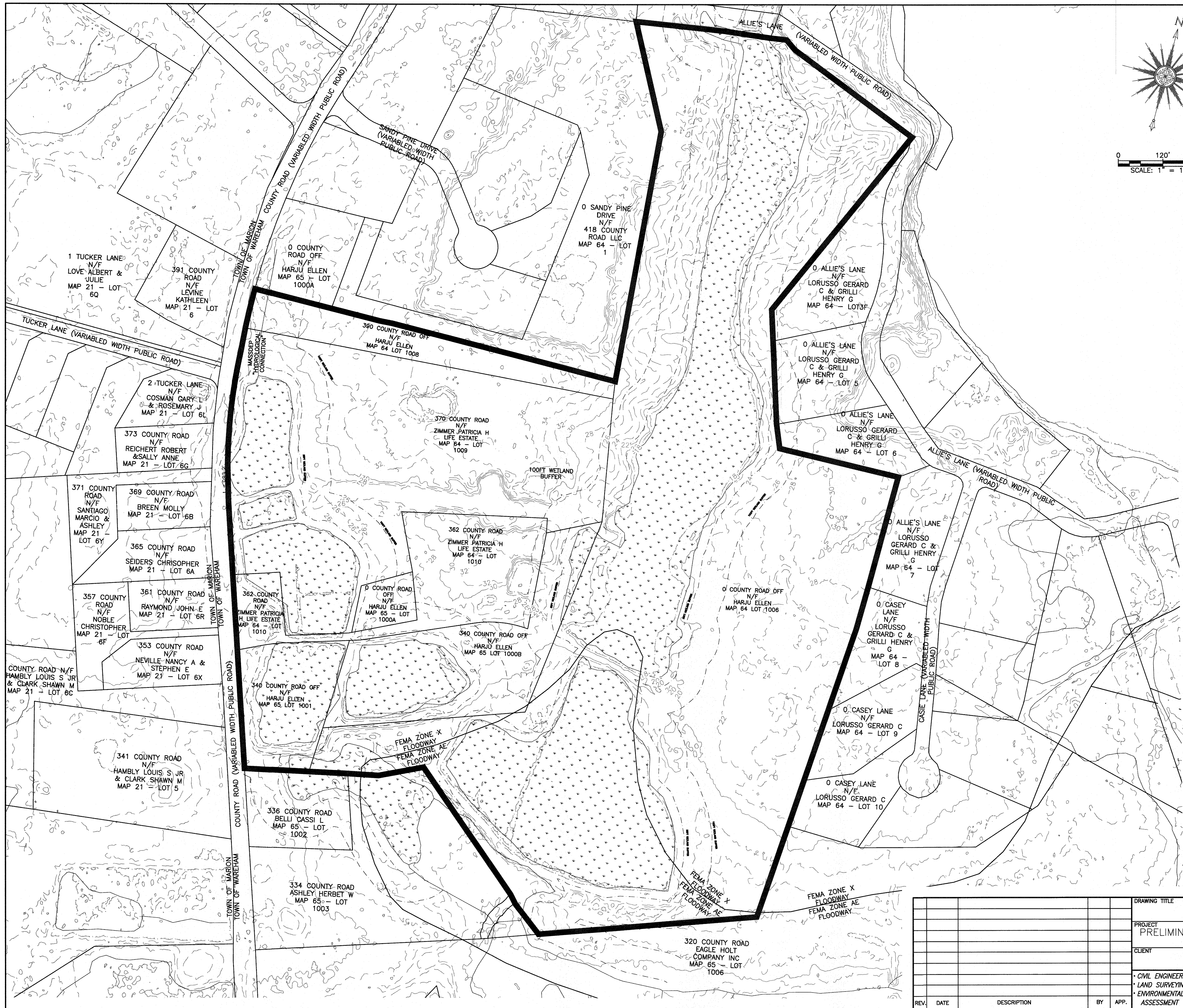
ENTERO ENERGY LLC
C/O ERIC CRISLER
1508 W 30TH
AUSTIN, TX 78703
PHONE: 512-736-2038

PREPARED BY:

PRIME ENGINEERING
INC



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

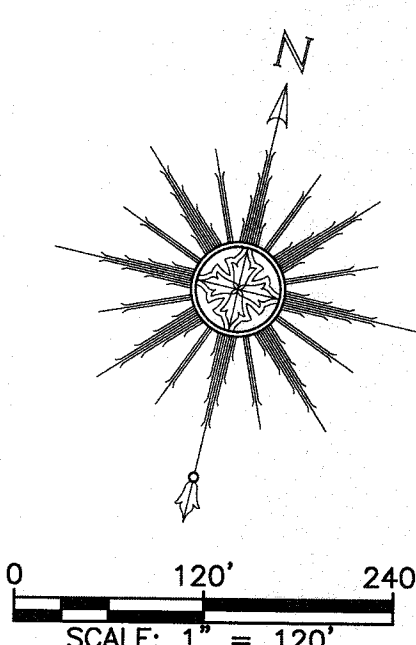
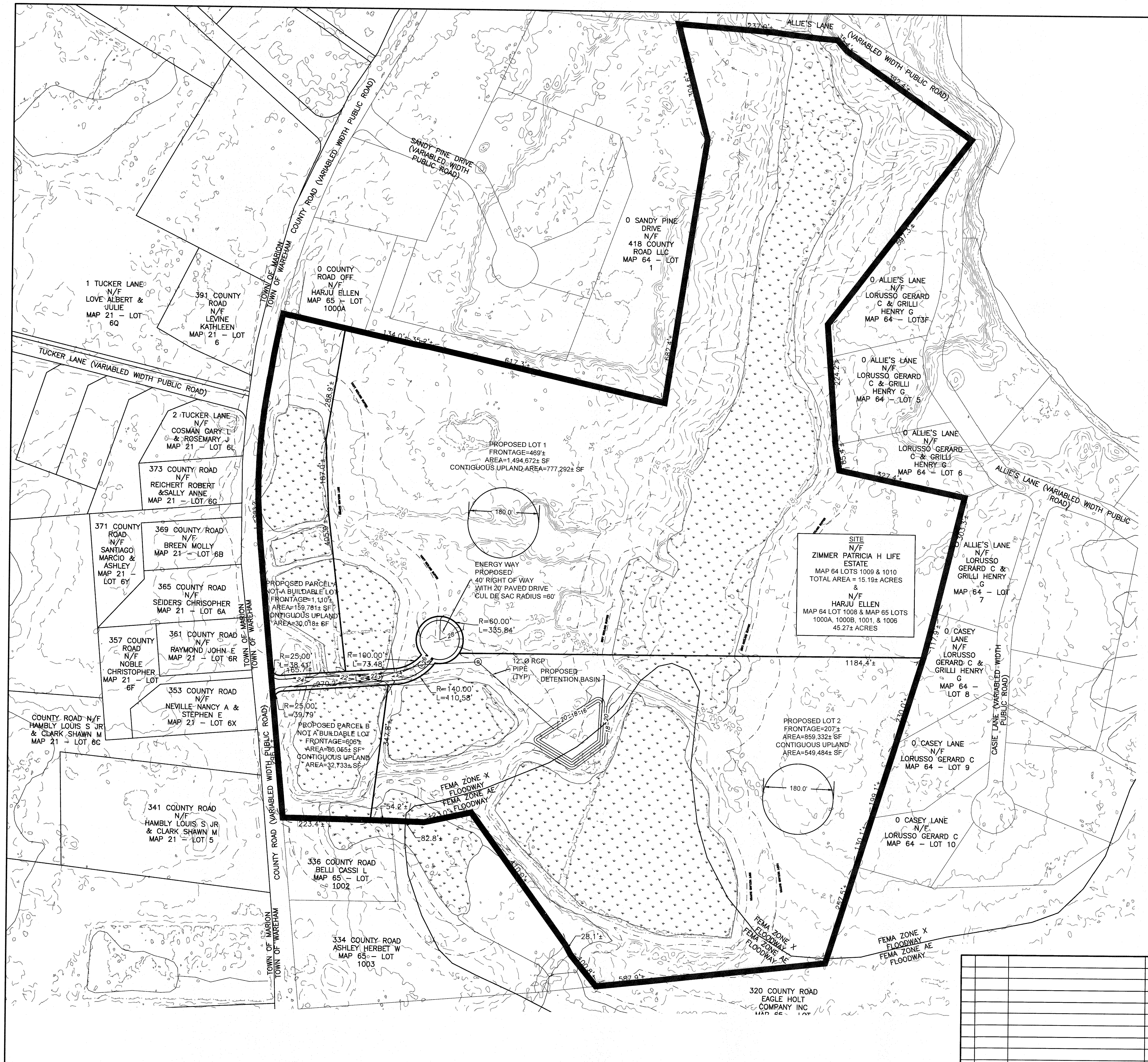


- GENERAL NOTES:**
1. THE SITE IS LOCATED IN THE TOWN OF WAREHAM ON ASSESSORS MAP MAP 64 LOTS 1006, 1008, 1009, & 1010 AND MAP 65 LOTS 1000A, 1000B, & 1001.
 2. FOR SITE OWNERS REFER TO COVER SHEET. ALL PARCEL OWNERS ON SHEETS NUMBERED EX-1, PR-1, AND PR-2 ARE BASED ON THE MOST UP-TO-DATE ASSESSOR'S DATABASE.
 3. THE SITE IS APPROXIMATELY 60.46± ACRES AND IS ZONED R60.
 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.

EXISTING 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		SCALE:	AS SHOWN
PROJECT		PRELIMINARY SUBDIVISION PLAN OF ENERGY WAY		DATE:	4/19/21
CLIENT		WAREHAM, MASSACHUSETTS ENTERO ENERGY AUSTIN, TEXAS		DRAWN BY:	AJR
DESIGNED BY:		RJR		CHECKED BY:	RJR
APPROVED BY:		RJR		PROJECT NO.:	17970201:1
SHEET NO.:		EX-1			
		P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004			
REV.	DATE	DESCRIPTION	BY	APP.	



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

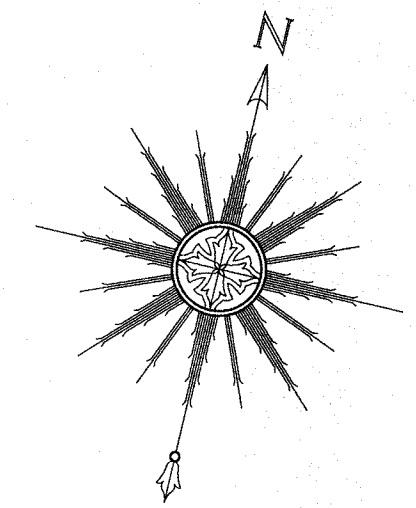
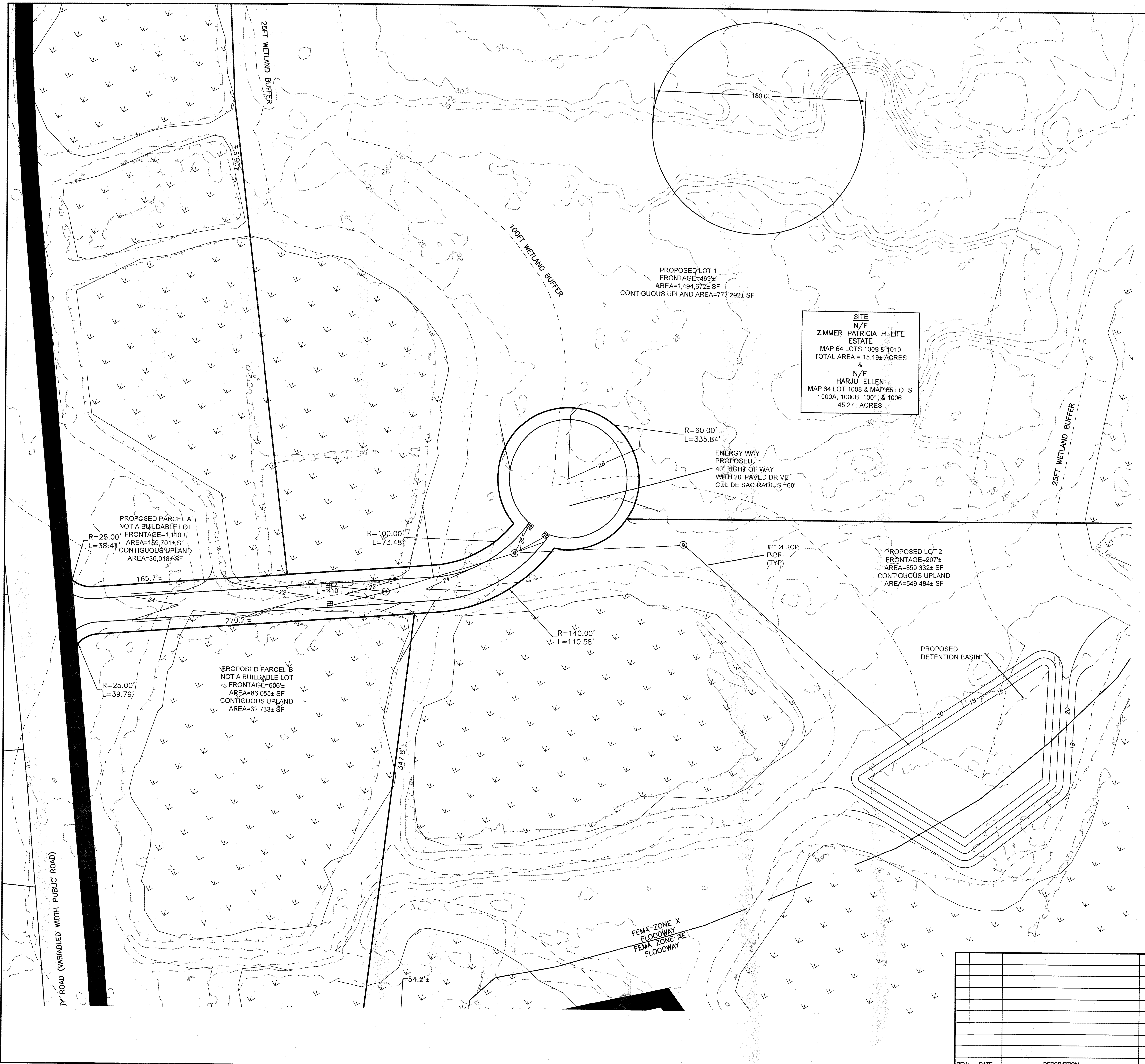
***ARTICLE 6
612**
In all zoning districts, no principal building shall be erected on any lot created after the effective date of this By-Law which has less than eighty percent (80%) of the minimum required lot area as contiguous upland, not including Riverfront areas as defined in the Massachusetts 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)

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- EXISTING TREE OR SHRUB
- EXISTING TREELINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- OVERALL SITE LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE

DRAWING TITLE		OVERALL PROPOSED CONDITIONS		SCALE: AS SHOWN	
PROJECT		PRELIMINARY SUBDIVISION PLAN OF ENERGY WAY WAREHAM, MASSACHUSETTS		DATE: 4/19/21	
CLIENT		ENTERO ENERGY AUSTIN, TEXAS		DRAWN BY: AJR	
DESIGNED BY: RJR		CHECKED BY: RJR		SHEET NO. PR-1	
APPROVED BY: RJR		PROJECT NO. 17970201:1			
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004	



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(NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS)

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- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING STRIPING
- 2 — EXISTING MINOR CONTOUR
- 10 — EXISTING MAJOR CONTOUR
- 100' WETLAND BUFFER LINE
- 25' WETLAND BUFFER LINE
- WETLAND LINE AND HATCH AND FLAG
- S — EXISTING SEWER LINE
- D — EXISTING DRAINAGE LINE
- W — EXISTING WATER LINE
- SS — EXISTING SEWER MANHOLE
- CB — EXISTING CATCH BASIN
- LP — EXISTING LIGHT POLE
- DM — EXISTING DRAINAGE MANHOLE
- TS — EXISTING TREE OR SHRUB
- TL — EXISTING TREELINE
- SW — EXISTING STONE WALL
- RW — EXISTING RETAINING WALL
- OS — OVERALL SITE LINE
- EL — EXISTING LOT LINE
- PL — PROPOSED LOT LINE

DRAWING TITLE PROPOSED CONDITIONS - INDEX				SCALE: AS SHOWN
PROJECT PRELIMINARY SUBDIVISION PLAN OF ENERGY WAY WAREHAM, MASSACHUSETTS ENTERO ENERGY AUSTIN, TEXAS				DATE: 4/19/21
CLIENT				DRAWN BY: AJR
DESIGNED BY: RJR				DESIGNED BY: RJR
CHECKED BY: RJR				SHEET NO. PR-2
APPROVED BY: RJR				PROJECT NO. 17970201:1

• CIVIL ENGINEERING
 • LAND SURVEYING
 • ENVIRONMENTAL ASSESSMENT



PRIME ENGINEERING
INC.

P.O. BOX 1088
 350 BEDFORD ST.
 LAKEVILLE, MA 02347
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