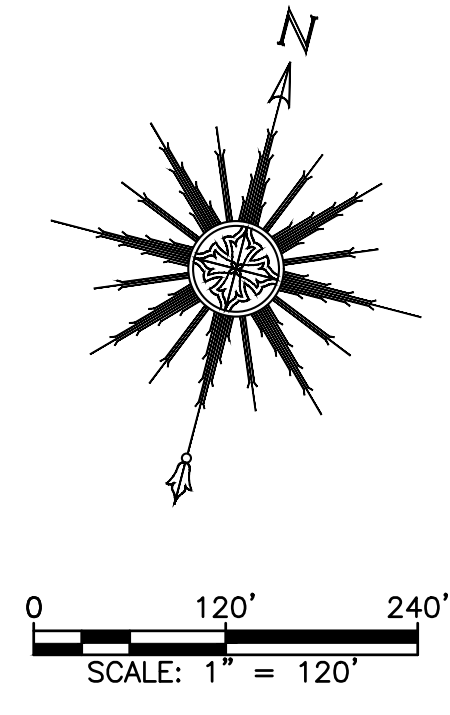




GENERAL NOTES:

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.

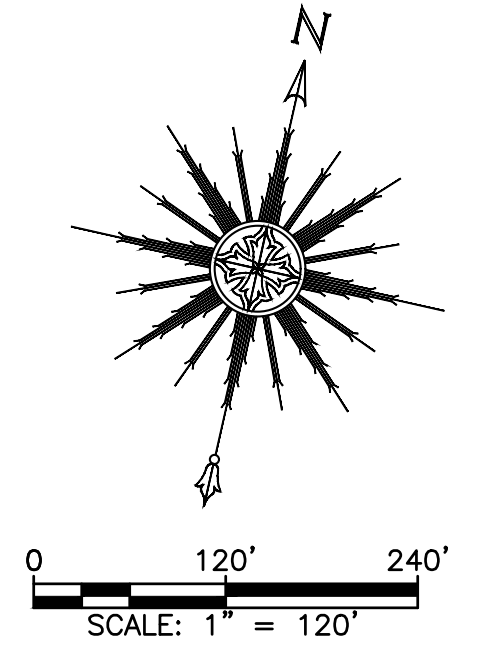


EXISTING LEGEND

(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: 11/29/21	
CLIENT				WAREHAM, MASSACHUSETTS		DRAWN BY: DJLS	
				ENTERO ENERGY		DESIGNED BY: DJLS	
				AUSTIN, TEXAS		CHECKED BY: RJR	
				• CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL ASSESSMENT		SHEET NO. EX-1 PROJECT NO. 17970201:1	
						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)

EXISTING LEGEND
 (NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS)

- — — — — EXISTING EDGE OF PAVE
- — — — — 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
- — — — — OVERALL SITE LINE
- — — — — EXISTING LOT LINE
- — — — — PROPOSED LOT LINE

DRAWING TITLE				OVERALL PROPOSED CONDITIONS		SCALE:		AS SHOWN	
PROJECT				PRELIMINARY SUBDIVISION PLAN OF ENERGY WAY		DATE:		11/29/21	
CLIENT				WAREHAM, MASSACHUSETTS		DRAWN BY:		DJLS	
				ENTERO ENERGY		DESIGNED BY:		DJLS	
				AUSTIN, TEXAS		CHECKED BY:		RJR	
						APPROVED BY:		RJR	
						SHEET NO.		PR-1	
						PROJECT NO.		17970201:1	
REV.	DATE	DESCRIPTION	BY	APP.	P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004 PRIME ENGINEERING INC.				