

# PRELIMINARY SUBDIVISION PLAN OF ENTERO WAY

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

**OWNER:**

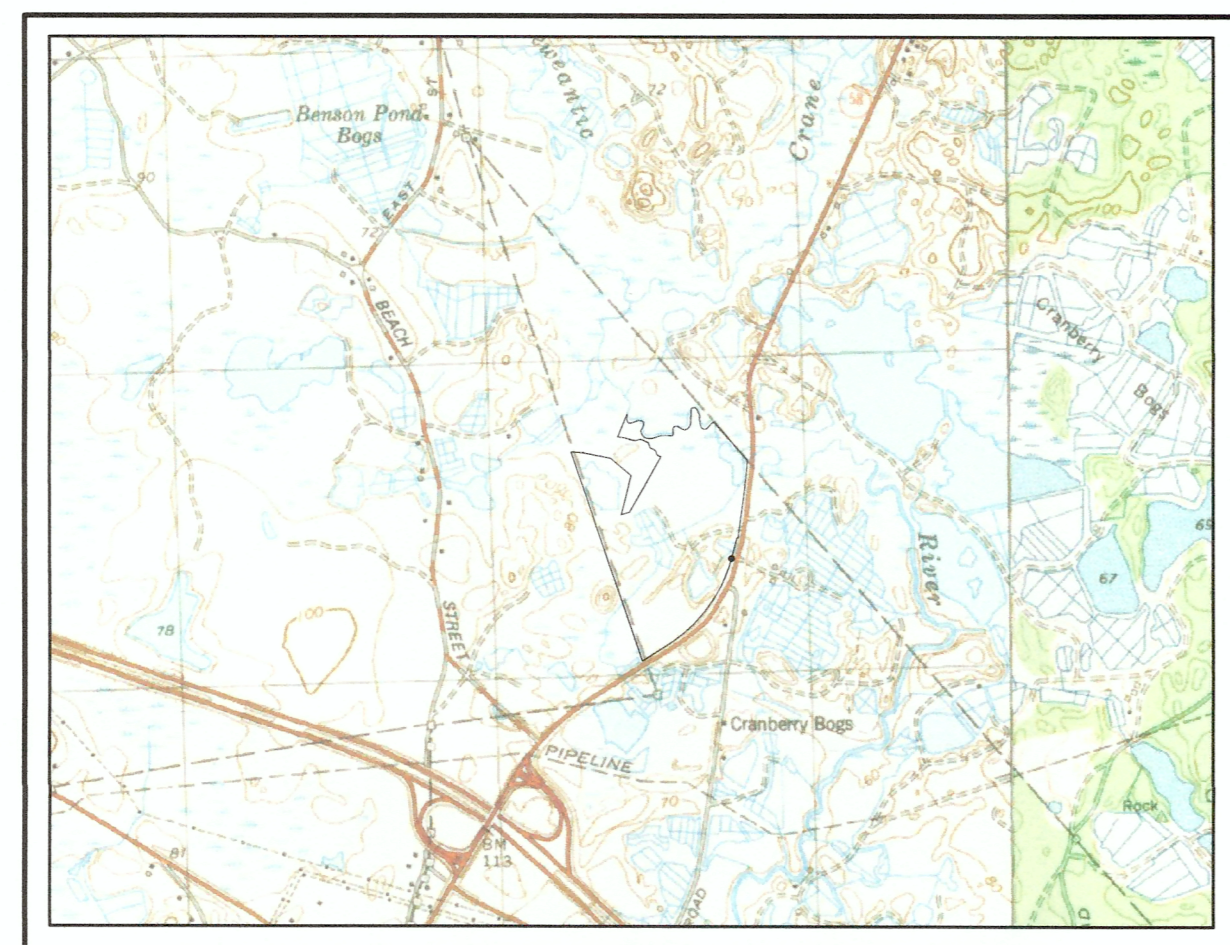
CINDY A BARLOW  
19 EAST BAR LE DOC DR  
CORPUS CHRISTI, TX 78414  
PHONE: 720-641-7283

**APPLICANT:**

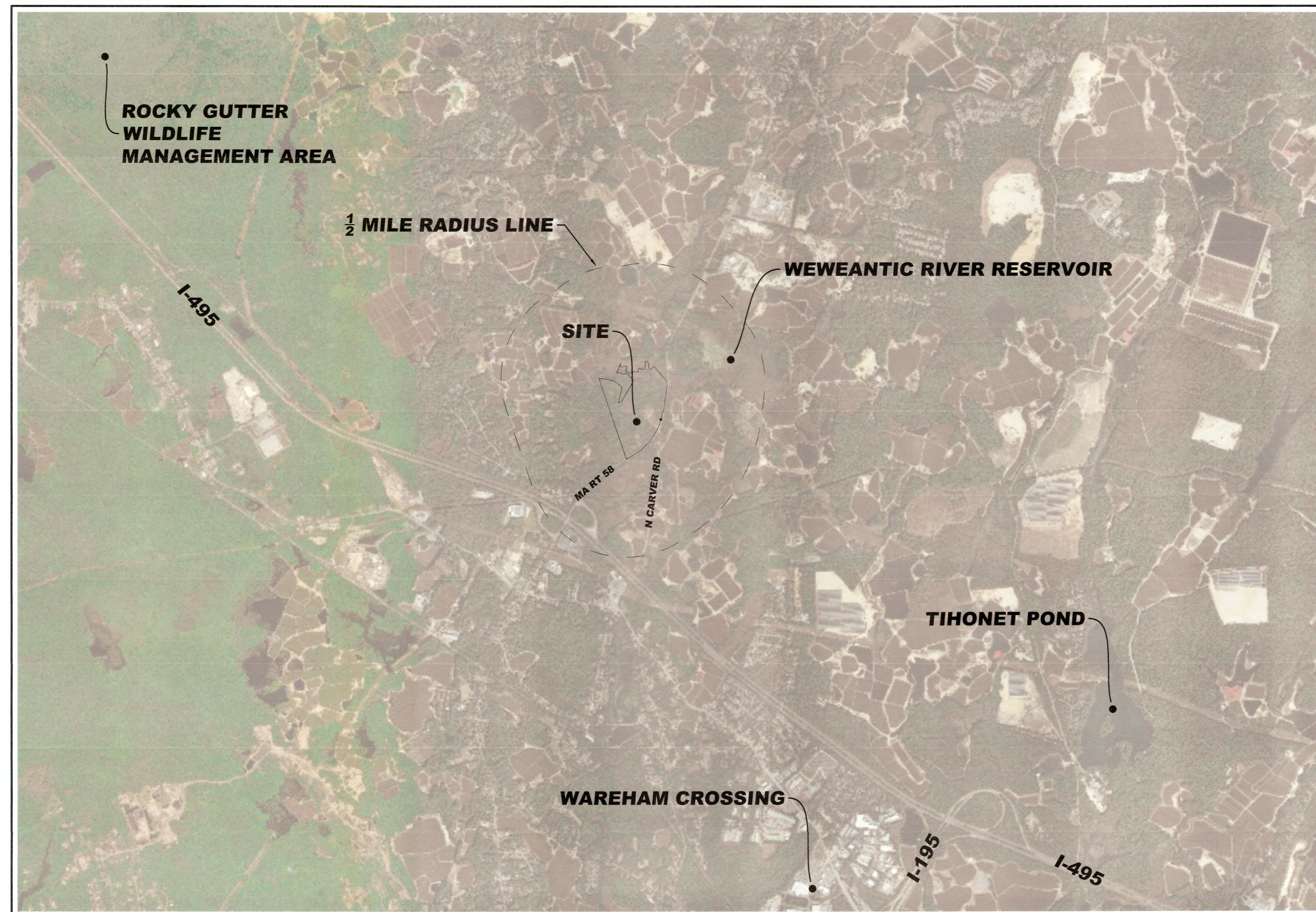
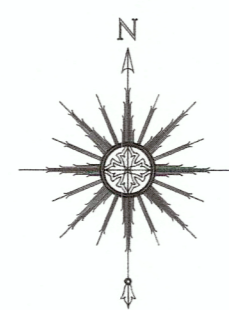
LSE TUCANA LLC  
C/O ERIC CRISLER  
1508 W 30TH  
AUSTIN, TX 78703  
PHONE: 512-736-2038

**SCHEDULE OF DRAWINGS**

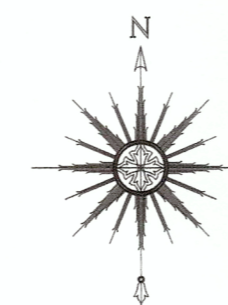
SHEET NUMBER	PLAN TITLE
-	TITLE SHEET
1	EXISTING CONDITIONS PLAN
2	OVERALL SITE PLAN



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



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

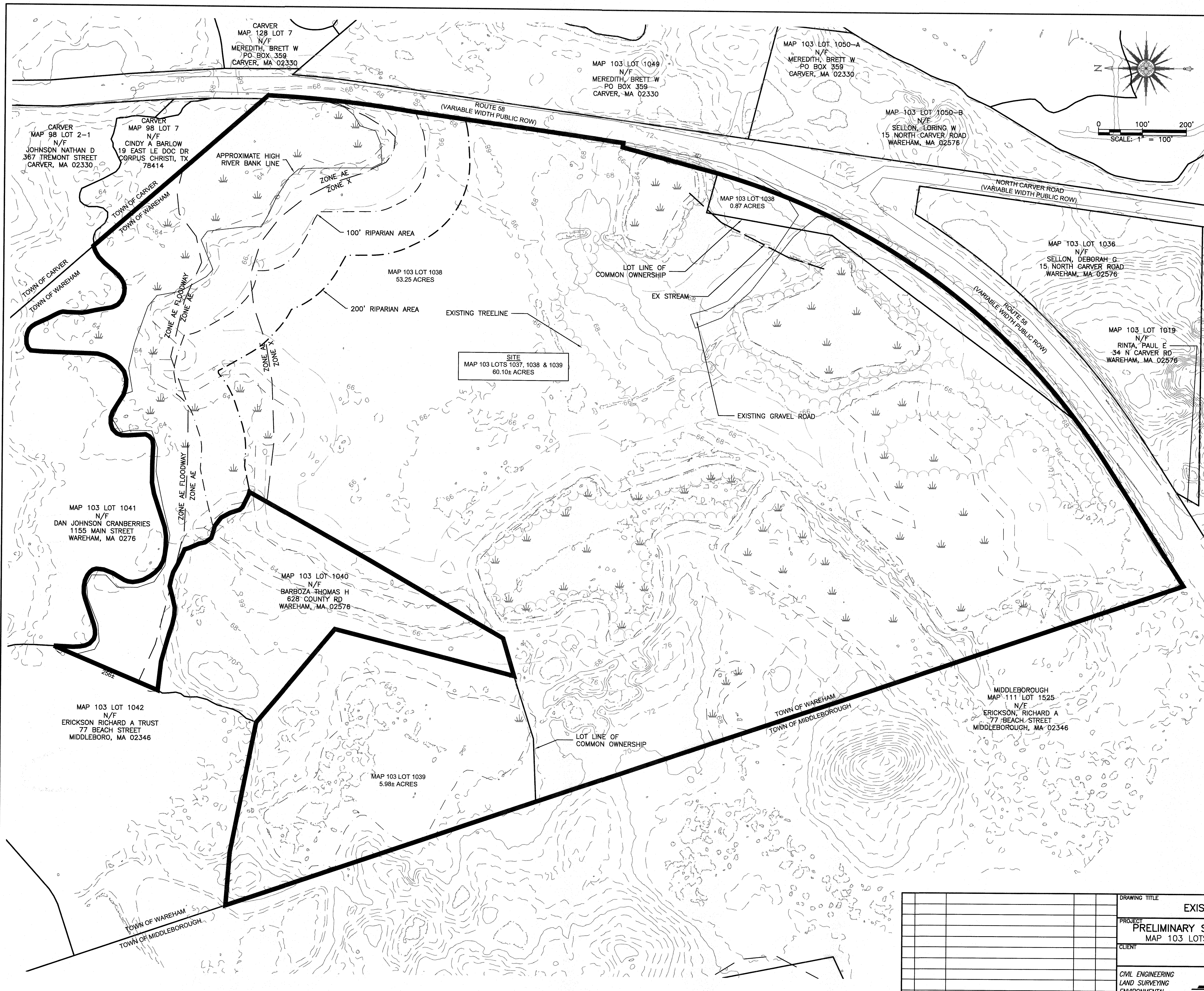


**4/22/2021**

**PREPARED BY:**

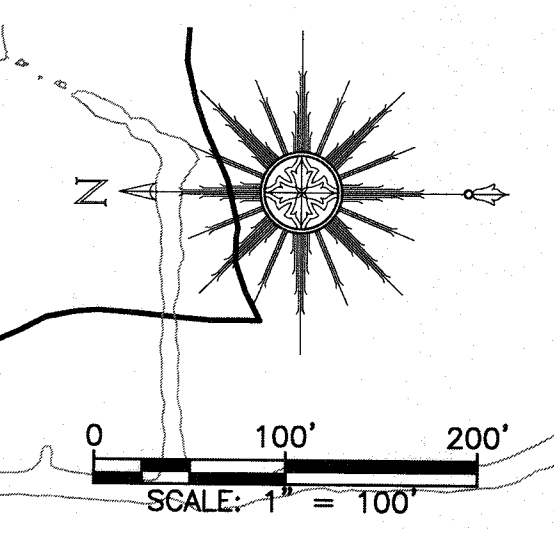


CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT  
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347  
TEL: 508.947.0050 FAX: 508.947.2004



**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 (250230049J 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				PRELIMINARY SUBDIVISION PLAN OF ENTERO WAY		DATE: 4/22/2021	
CLIENT				MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA		DRAWN BY: SEK	
DESIGNED BY: RJR				LSE TUCANA LLC		DESIGNED BY: RJR	
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT				PRIME ENGINEERING		CHECKED BY: RJR	
P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050				APPROVED BY: RJR		SHEET NO. 1 OF 2	
REV. DATE DESCRIPTION BY APP.				PROJECT NO. 17970301		REGISTERED PROFESSIONAL ENGINEER	



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

1. NO WATER OR SEWER CONNECTION PROPOSED.

**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 AND FLAG
- - - 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
- PROPOSED LOT LINE

DRAWING TITLE		SCALE:	
OVERALL SITE PLAN		SEE SCALE BAR	
PROJECT		DATE:	
PRELIMINARY SUBDIVISION PLAN OF ENTERO WAY		4/22/2021	
MAP 103 LOTS 1037, 1038, & 1039 WAREHAM, MA		DRAWN BY:	
CLIENT		SEK	
LSE TUCANA LLC		DESIGNED BY:	
		RJR	
CIVIL ENGINEERING		CHECKED BY:	
LAND SURVEYING		RJR	
ENVIRONMENTAL		APPROVED BY:	
ASSESSMENT		RJR	
REV.	DATE	DESCRIPTION	BY

**PRIME ENGINEERING**  
INC.

P.O. BOX 1088  
350 BEDFORD ST.  
LAKEVILLE, MA 02347  
TEL: 508.947.0050

SHEET NO. **2 OF 2**

PROJECT NO.  
17970301