

# "MARITIME HAVEN"

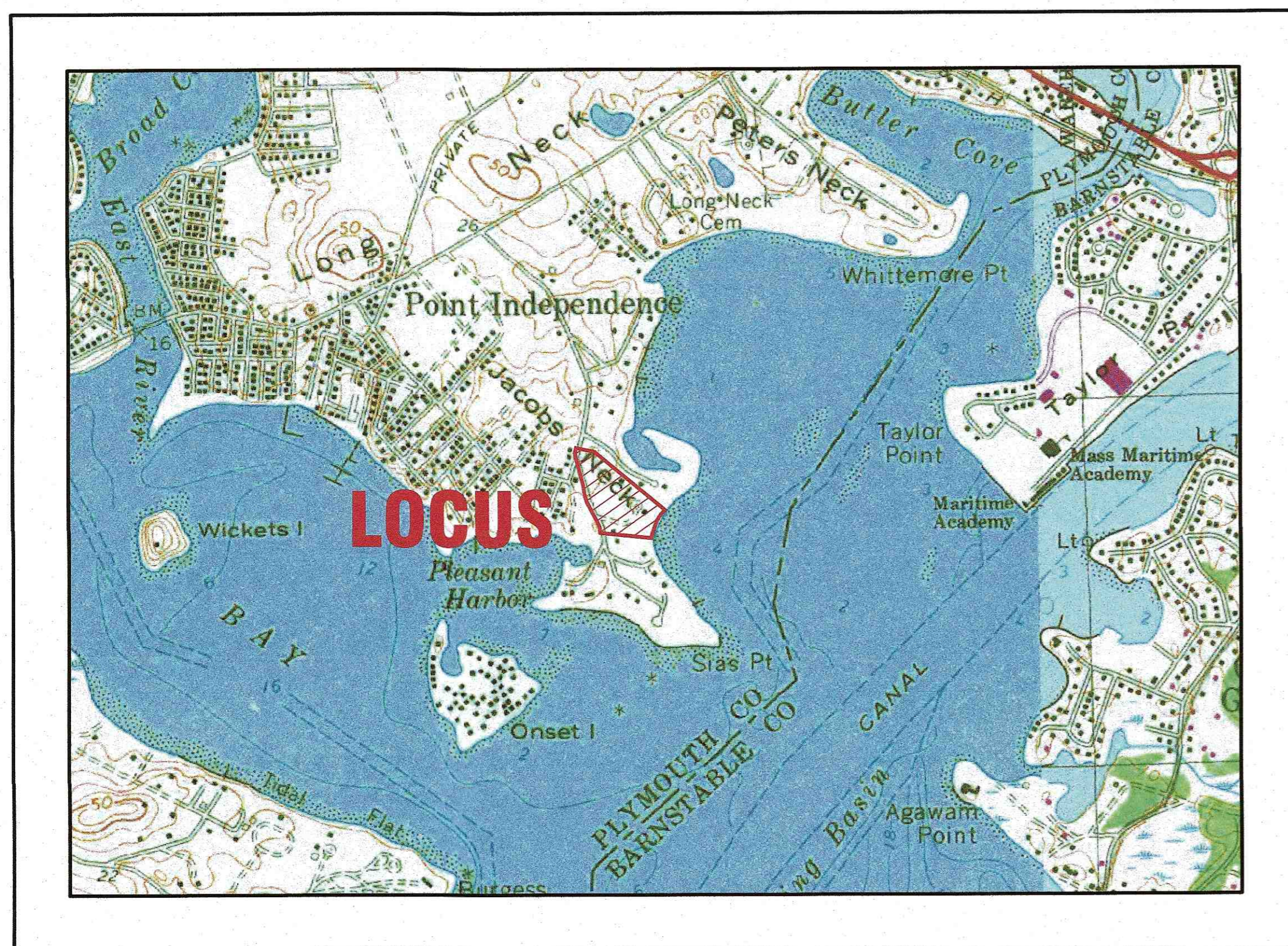
## PRELIMINARY SUBDIVISION PLAN

### ROBINWOOD ROAD

### WAREHAM, MASSACHUSETTS

OWNER: RESI, LLC  
 2 CHARLES STREET  
 PROVIDENCE, RI 02904

APPLICANT: RESI, LLC  
 2 CHARLES STREET  
 PROVIDENCE, RI 02904



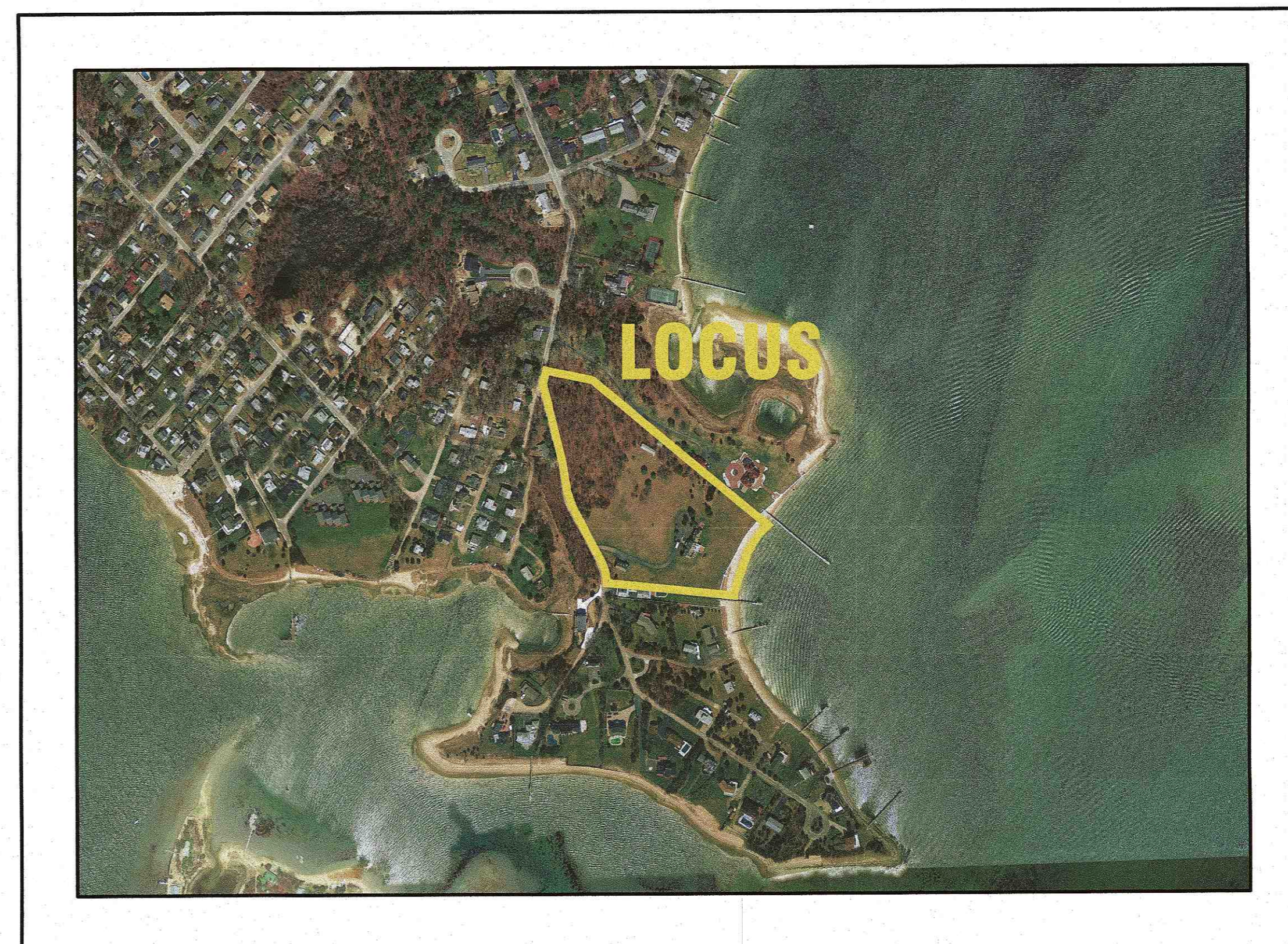
— U.S.G.S. LOCUS PLAN —  
 SCALE: 1"=1000'

**LOT DATA:**

ASSESSORS MAP 4 / LOTS A, B & C  
 ADDRESS: 36, 42 & 48 ROBINWOOD ROAD  
 OWNER: RESI, LLC  
 2 CHARLES STREET  
 PROVIDENCE, RI 02904

**ZONING DATA:**

ZONE: RESIDENCE 43 (R43)  
 MINIMUM LOT AREA: 43,000 S.F.  
 (MIN. 80% CONTIGUOUS UPLAND)  
 MINIMUM FRONTAGE: 180'  
 MINIMUM FRONT SETBACK: 40'  
 MINIMUM SIDE SETBACK: 20'  
 MINIMUM REAR SETBACK: 20'  
 MAXIMUM BUILDING HEIGHT: 35'



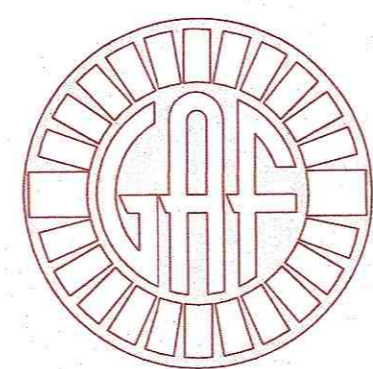
— AERIAL OVERVIEW —  
 SCALE: 1"=400'

**PLAN INDEX:**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LOTTING SHEET
4	ROADWAY CONSTRUCTION PLAN

**FLOOD ZONE DATA:**

FLOOD ZONE DATA COMES FROM FEMA  
 FLOOD MAP COMMUNITY PANEL NUMBER  
 25023C0582K, DATED FEBRUARY 5, 2014.  
 NOTE LOCUS IS ALSO SUBJECT TO LIMIT OF  
 MODERATE WAVE ACTION (LIMWA).



**G. A. F. ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 266 MAIN STREET, WAREHAM, MA 02571  
 TEL: (508) 295-6600 FAX: (508) 295-6634  
 E-MAIL: gaf@gaf-eng.com

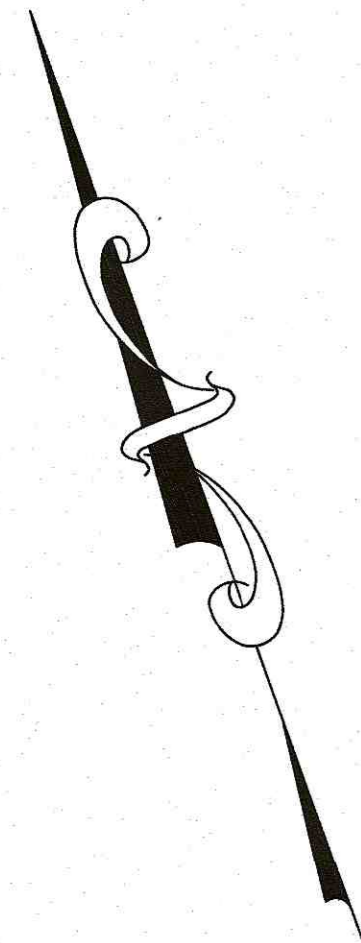
MARCH 17, 2021

DATE: MARCH 17, 2021	DATE	BY	APP'D	DESCRIPTION
DRAWN BY: JMP	REV.			
CHECKED BY: WFM				
JOB NO.: 20-9600				
SCALE: AS NOTED				
APPROVED BY: <i>[Signature]</i>				
<b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: gaf@gaf-eng.com <small>COPYRIGHT © 2021 G.A.F. ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED, TRANSMITTED, OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. WITH THE EXCEPTION OF ANY REGULATORY AUTHORITY WHICH MAY REPRODUCE IT IN CONNECTION WITH THE PERFORMANCE OF AN OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. SHALL BE STRICTLY PROHIBITED.</small>				
<b>"MARITIME HAVEN"</b> PRELIMINARY SUBDIVISION PLAN COVER SHEET PREPARED FOR: RESI, LLC 36, 42, 48 ROBINWOOD ROAD WAREHAM, MA 2 CHARLES STREET PROVIDENCE, RI				
JOB NO.: 20-9600				
DWG. 1 OF 4				

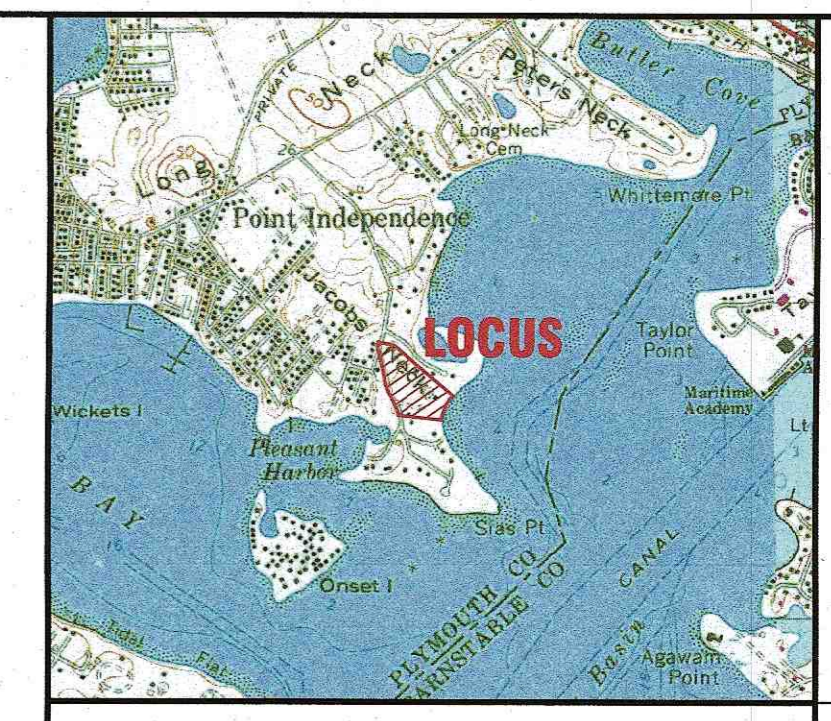
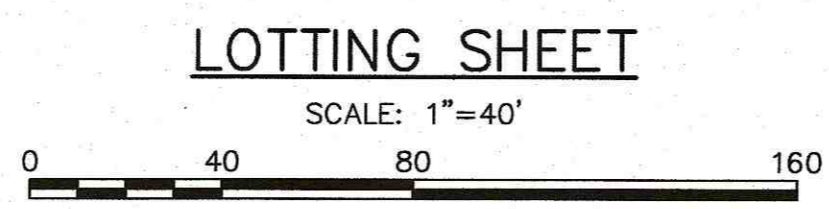
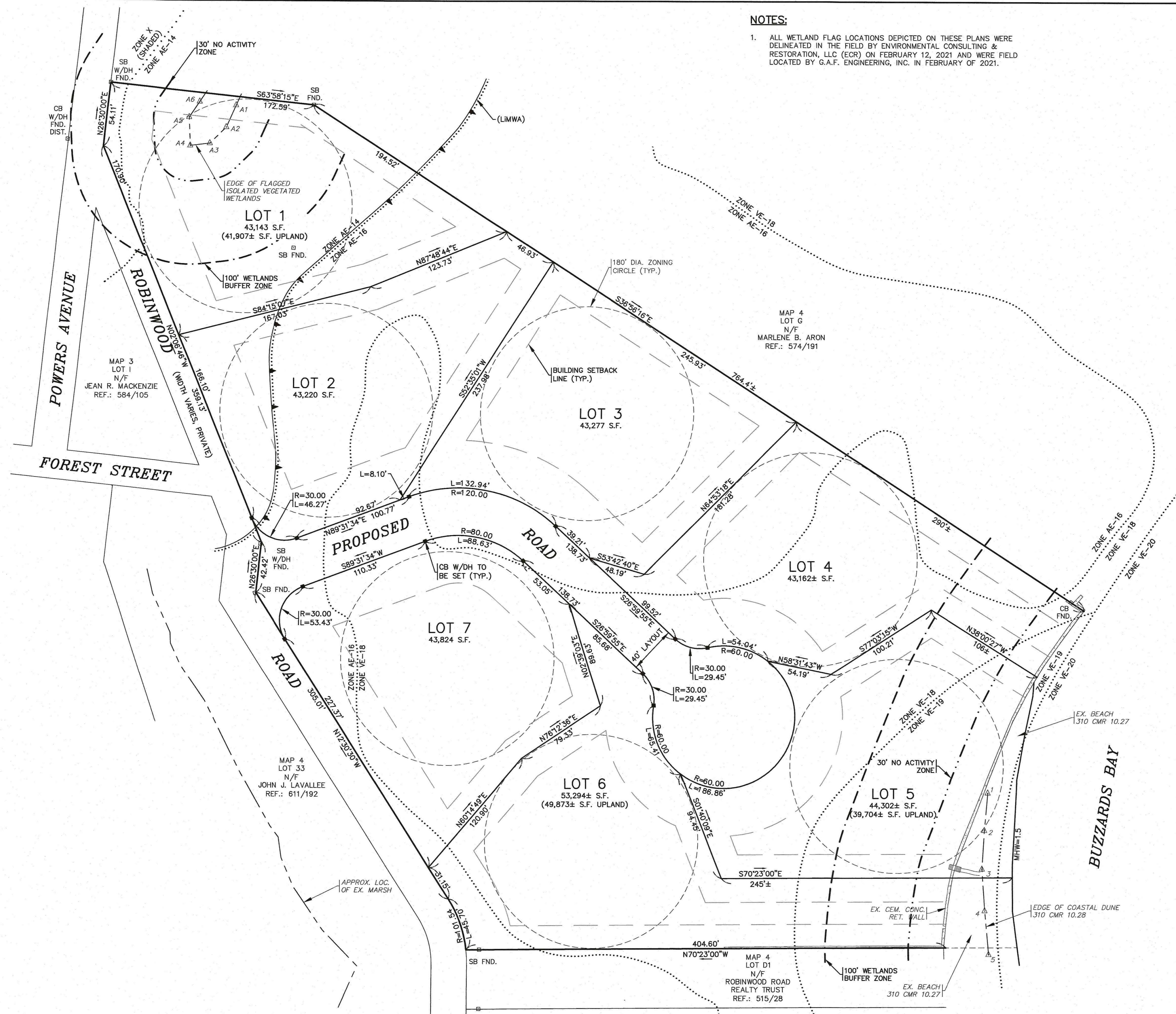








**NOTES:**  
 1. ALL WETLAND FLAG LOCATIONS DEPICTED ON THESE PLANS WERE DELINEATED IN THE FIELD BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC (ECR) ON FEBRUARY 12, 2021 AND WERE FIELD LOCATED BY G.A.F. ENGINEERING, INC. IN FEBRUARY OF 2021.

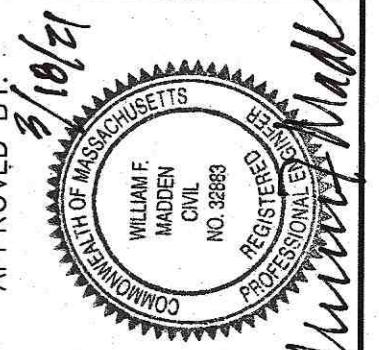


LOCUS MAP : SCALE 1" = 2000'

**PLAN STATEMENT:**  
 THE PURPOSE OF THIS PLAN IS TO CREATE A 7 LOT SUBDIVISION OF LOTS A, B & C.  
 REFER TO A LETTER TO THE PLANNING BOARD FOR THE LIST OF WAIVERS REQUESTED.

REV.	DATE	BY	DESCRIPTION

DATE: MARCH 17, 2021  
 DRAWN BY: JMP  
 CHECKED BY: RAB  
 JOB NO.: 20-9600  
 SCALE: 1" = 40'



**LOT DATA:**  
 ASSESSORS MAP 4 / LOTS A, B & C  
 ADDRESS: 36, 42 & 48 ROBINWOOD ROAD  
 OWNER: RESI, LLC  
 2 CHARLES STREET  
 PROVIDENCE, RI 02904  
 DEED REF: CERTIFICATE #131653  
 PLAN REF: LAND COURT PLAN NO. 2433D

**ZONING DATA:**  
 ZONE: RESIDENCE 43 (R43)  
 MINIMUM LOT AREA: 43,000 S.F. (MIN. 80% CONTIGUOUS UPLAND)  
 MINIMUM FRONTAGE: 180'  
 MINIMUM FRONT SETBACK: 40'  
 MINIMUM SIDE SETBACK: 20'  
 MINIMUM REAR SETBACK: 35'  
 MAXIMUM BUILDING HEIGHT: 35'

**FLOOD ZONE DATA:**  
 FLOOD ZONE DATA COMES FROM FEMA FLOOD MAP COMMUNITY PANEL NUMBER 2502300582K, DATED FEBRUARY 5, 2014. NOTE LOCUS IS ALSO SUBJECT TO LIMIT OF MODERATE WAVE ACTION (LIMWA).

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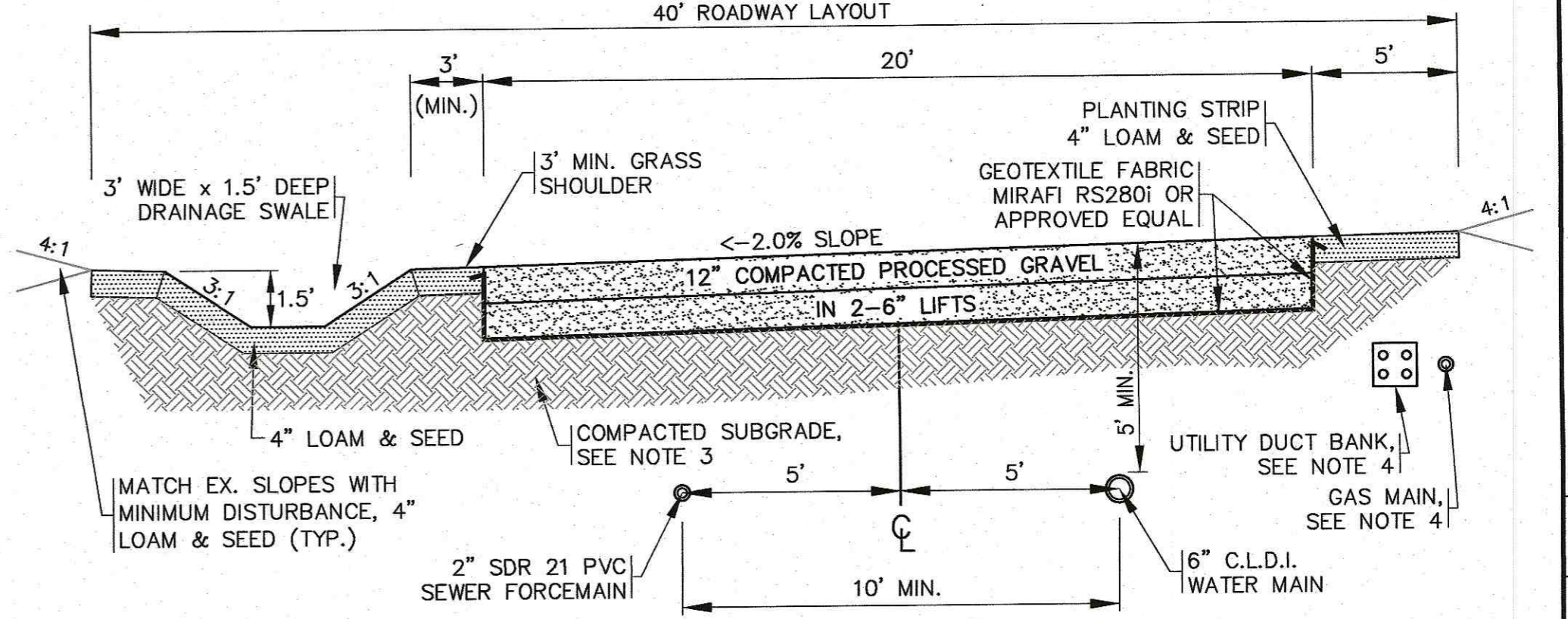
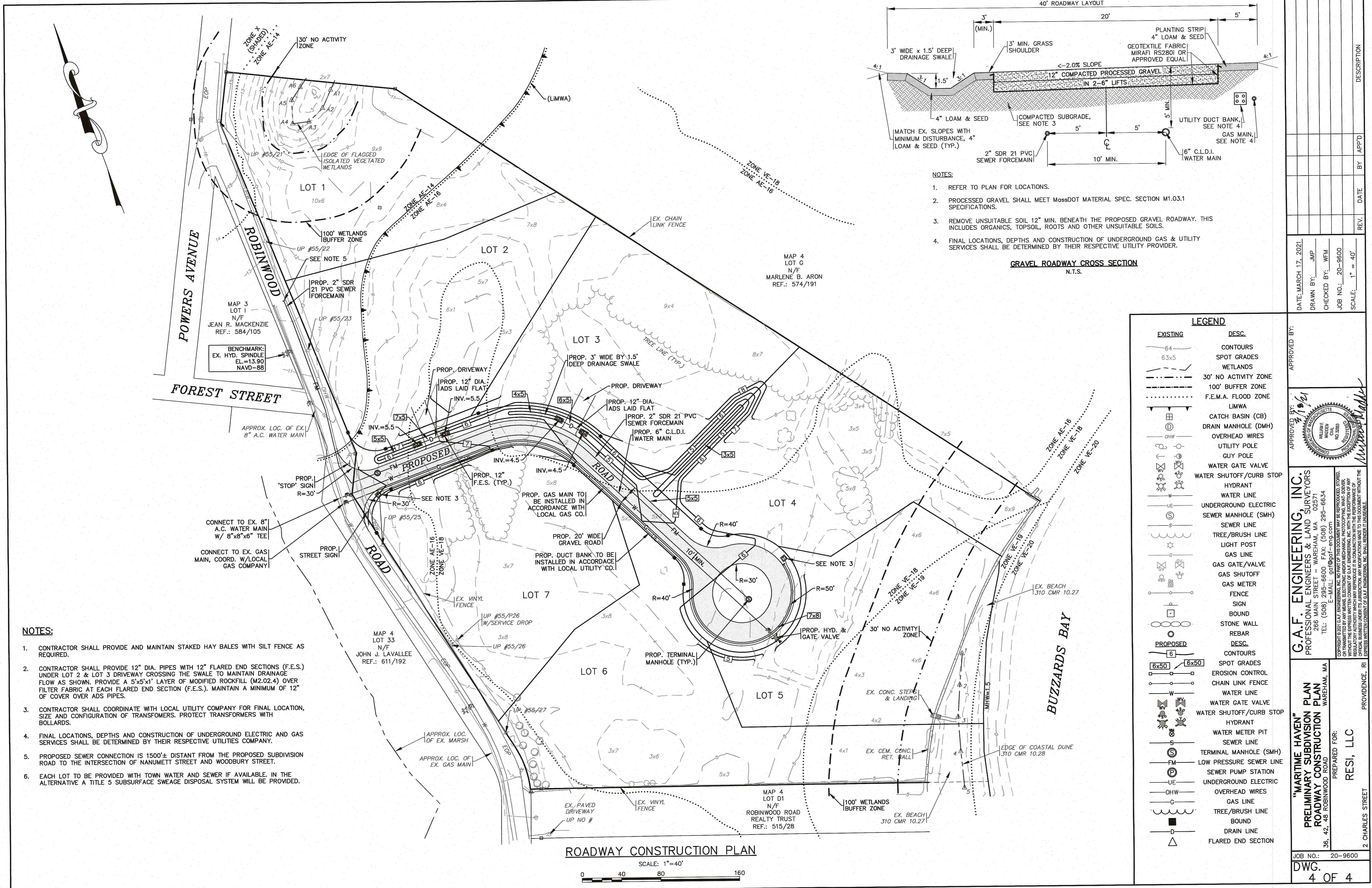
**"MARITIME HAVEN"  
 PRELIMINARY SUBDIVISION PLAN  
 LOTTING SHEET**

WAREHAM, MA  
 36, 42, 48 ROBINWOOD ROAD  
 PREPARED FOR:  
**RESI, LLC**

PROVIDENCE, RI  
 2 CHARLES STREET

JOB NO.: 20-9600  
 DWG. NO.: 3 OF 4





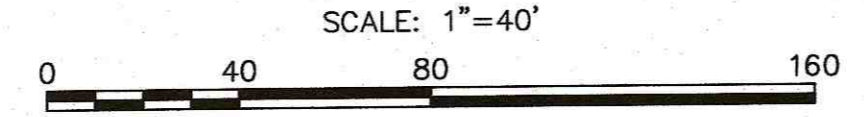
- NOTES:**
- REFER TO PLAN FOR LOCATIONS.
  - PROCESSED GRAVEL SHALL MEET MassDOT MATERIAL SPEC. SECTION M1.03.1 SPECIFICATIONS.
  - REMOVE UNSUITABLE SOIL 12" MIN. BENEATH THE PROPOSED GRAVEL ROADWAY. THIS INCLUDES ORGANICS, TOPSOIL, ROOTS AND OTHER UNSUITABLE SOILS.
  - FINAL LOCATIONS, DEPTHS AND CONSTRUCTION OF UNDERGROUND GAS & UTILITY SERVICES SHALL BE DETERMINED BY THEIR RESPECTIVE UTILITY PROVIDER.

**GRAVEL ROADWAY CROSS SECTION**  
N.T.S.

LEGEND	
EXISTING	DESC.
64	CONTOURS
65x5	SPOT GRADES
(Symbol)	WETLANDS
(Symbol)	30' NO ACTIVITY ZONE
(Symbol)	100' BUFFER ZONE
(Symbol)	F.E.M.A. FLOOD ZONE
(Symbol)	LIMWA
(Symbol)	CATCH BASIN (CB)
(Symbol)	DRAIN MANHOLE (DMH)
(Symbol)	OVERHEAD WIRES
(Symbol)	UTILITY POLE
(Symbol)	GUY POLE
(Symbol)	WATER GATE VALVE
(Symbol)	WATER SHUTOFF/CURB STOP
(Symbol)	HYDRANT
(Symbol)	WATER LINE
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	SEWER MANHOLE (SMH)
(Symbol)	SEWER LINE
(Symbol)	TREE/BRUSH LINE
(Symbol)	LIGHT POST
(Symbol)	GAS LINE
(Symbol)	GAS GATE/VALVE
(Symbol)	GAS SHUTOFF
(Symbol)	GAS METER
(Symbol)	FENCE
(Symbol)	SIGN
(Symbol)	BOUND
(Symbol)	STONE WALL
(Symbol)	REBAR
(Symbol)	DESC.
(Symbol)	CONTOURS
(Symbol)	SPOT GRADES
(Symbol)	EROSION CONTROL
(Symbol)	CHAIN LINK FENCE
(Symbol)	WATER LINE
(Symbol)	WATER GATE VALVE
(Symbol)	WATER SHUTOFF/CURB STOP
(Symbol)	HYDRANT
(Symbol)	WATER METER PIT
(Symbol)	SEWER LINE
(Symbol)	TERMINAL MANHOLE (SMH)
(Symbol)	LOW PRESSURE SEWER LINE
(Symbol)	SEWER PUMP STATION
(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	OVERHEAD WIRES
(Symbol)	GAS LINE
(Symbol)	TREE/BRUSH LINE
(Symbol)	BOUND
(Symbol)	DRAIN LINE
(Symbol)	FLARED END SECTION

- NOTES:**
- CONTRACTOR SHALL PROVIDE AND MAINTAIN STAKED HAY BALES WITH SILT FENCE AS REQUIRED.
  - CONTRACTOR SHALL PROVIDE 12" DIA. PIPES WITH 12" FLARED END SECTIONS (F.E.S.) UNDER LOT 2 & LOT 3 DRIVEWAY CROSSING THE SWALE TO MAINTAIN DRAINAGE FLOW AS SHOWN. PROVIDE A 5'x5'x1' LAYER OF MODIFIED ROCKFILL (M2.02.4) OVER FILTER FABRIC AT EACH FLARED END SECTION (F.E.S.). MAINTAIN A MINIMUM OF 12" OF COVER OVER ADS PIPES.
  - CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION, SIZE AND CONFIGURATION OF TRANSFORMERS. PROTECT TRANSFORMERS WITH BOLLARDS.
  - FINAL LOCATIONS, DEPTHS AND CONSTRUCTION OF UNDERGROUND ELECTRIC AND GAS SERVICES SHALL BE DETERMINED BY THEIR RESPECTIVE UTILITIES COMPANY.
  - PROPOSED SEWER CONNECTION IS 1500± DISTANT FROM THE PROPOSED SUBDIVISION ROAD TO THE INTERSECTION OF NANUMETT STREET AND WOODBURY STREET.
  - EACH LOT TO BE PROVIDED WITH TOWN WATER AND SEWER IF AVAILABLE. IN THE ALTERNATIVE A TITLE 5 SUBSURFACE SWEAGE DISPOSAL SYSTEM WILL BE PROVIDED.

**ROADWAY CONSTRUCTION PLAN**



DATE: MARCH 17, 2021	APP'D
DRAWN BY: JMP	DATE
CHECKED BY: WFM	REV.
JOB NO.: 20-9600	BY
SCALE: 1" = 40'	DATE

APPROVED BY: [Signature]

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PREPARED FOR: **RESI, LLC**

**"MARITIME HAVEN"  
PRELIMINARY SUBDIVISION PLAN  
ROADWAY CONSTRUCTION PLAN**

36, 42, 48 ROBINWOOD ROAD WAREHAM, MA  
2 CHARLES STREET PROVIDENCE, RI

JOB NO.: 20-9600  
DWG. 4 OF 4