

"RINTA'S WAY"

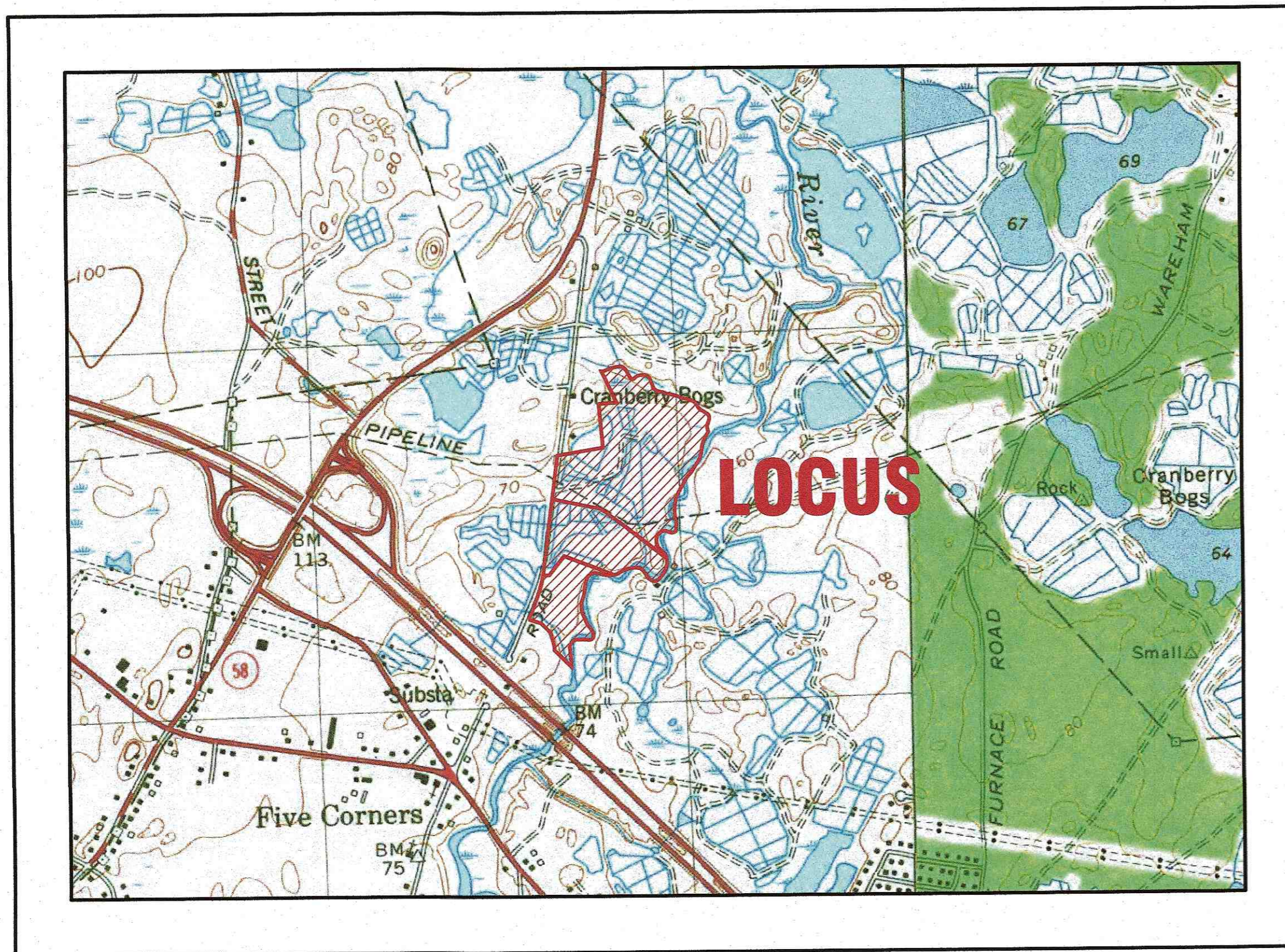
PRELIMINARY SUBDIVISION PLAN

NORTH CARVER ROAD

WAREHAM, MASSACHUSETTS

OWNER: PAUL E. & LINDA A. RINTA
34 NORTH CARVER ROAD
WAREHAM, MA 02576

APPLICANT: LSE HYDRA, LLC
6 RIDGEBURY ROAD
AVON, CT 06001

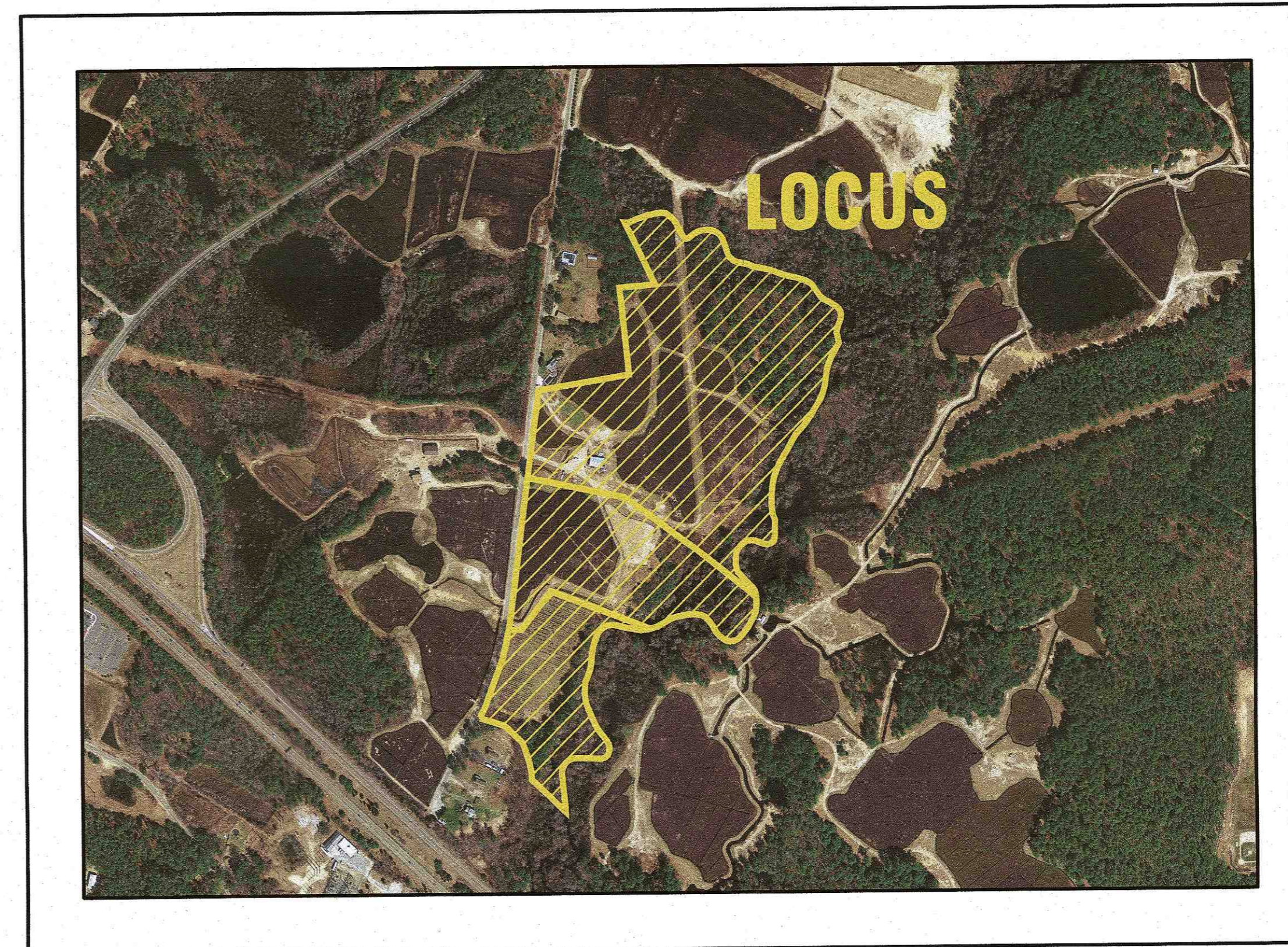


— U.S.G.S. LOCUS PLAN —
SCALE: 1"=1000'

LOT DATA:
ASSESSORS MAP: 104/ LOTS 1046, VB & VC
ADDRESS: 36, 44 & 48 NORTH CARVER ROAD

ZONING DATA:
ZONE: RESIDENCE 60 (R-60)

SETBACKS:
MINIMUM LOT AREA: 60,000 S.F.
(MIN. 48,000 S.F. CONTIGUOUS UPLAND)
MINIMUM FRONTAGE: 180'
MINIMUM FRONT SETBACK: 60'
MINIMUM SIDE SETBACK: 20'
MINIMUM REAR SETBACK: 20'
MAXIMUM BUILDING HEIGHT: 35'



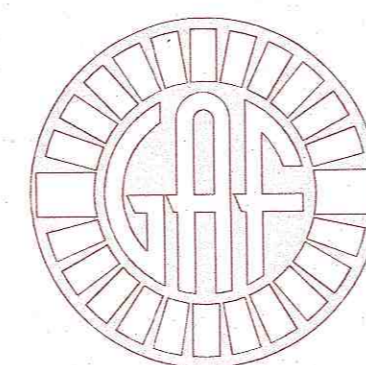
— AERIAL OVERVIEW —
SCALE: 1"=500'

PLAN INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LOTING SHEET
3	TOPOGRAPHIC OVERVIEW

FLOOD ZONE DATA:

THE PROJECT IS LOCATED IN FLOOD ZONE X AND ZONE A AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 25023C0467J, DATED JULY 17, 2012. (FLOOD ZONE A ELEVATION NOT DETERMINED)



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: info@gafenginc.com

APRIL 28, 2021

DATE	REV.	DATE	BY	APP'D	DESCRIPTION
APRIL 28, 2021					
DATE: APRIL 28, 2021	DRAWN BY: JMP				
	CHECKED BY: WFM				
	JOB NO.: 20-9568				
	SCALE: AS NOTED				
APPROVED BY:					
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: info@gafenginc.com <small>COPYRIGHT © 2021 G.A.F. ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED, OR TRANSMITTED IN ANY MANNER, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, WWW, SCANNING, OR WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. PERMISSION IS GRANTED TO REPRODUCE THIS DOCUMENT FOR OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. SHALL BE DEEMED UNLAWFUL.</small>					
"RINTA'S WAY" PRELIMINARY SUBDIVISION PLAN COVER SHEET NORTH CARVER ROAD WAREHAM, MA PREPARED FOR: LSE HYDRA, LLC 6 RIDGEBURY ROAD AVON, CT					
JOB NO.: 20-9568					
DWG. 1 OF 3					

WETLAND FLAG NOTES:

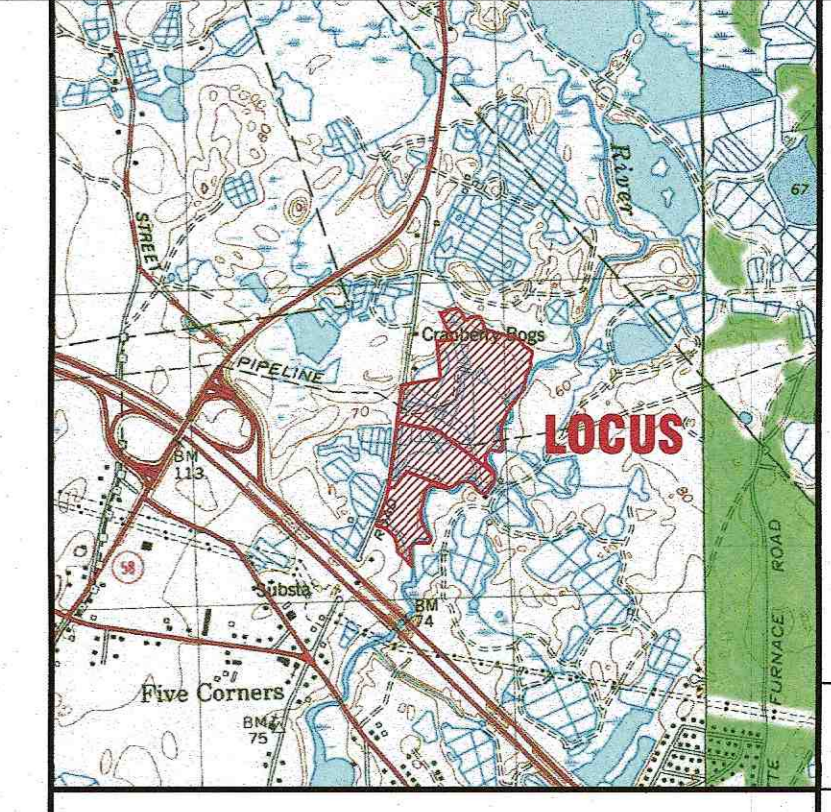
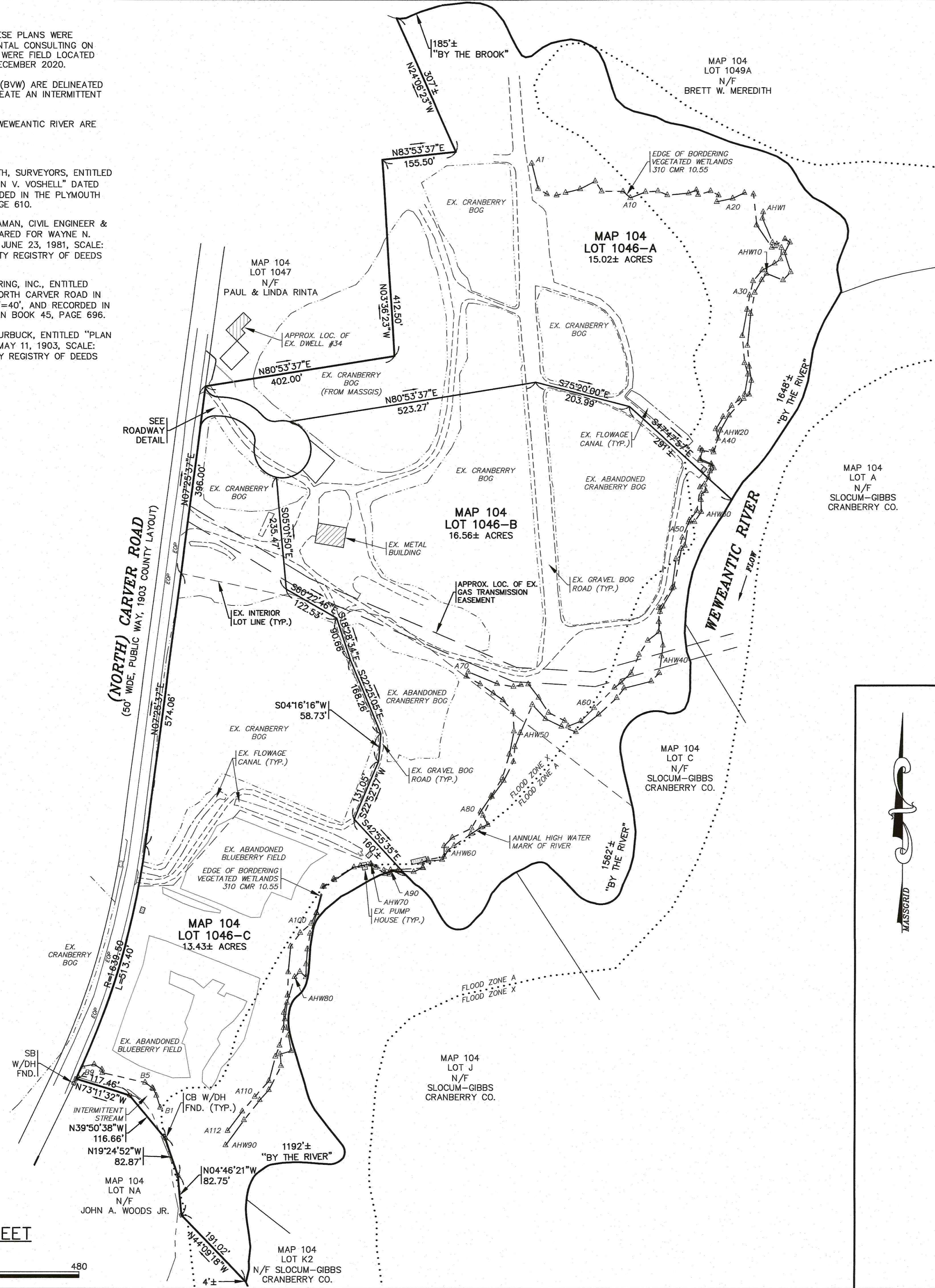
- ALL WETLAND FLAG LOCATIONS DEPICTED ON THESE PLANS WERE DELINEATED IN THE FIELD BY CARON ENVIRONMENTAL CONSULTING ON MARCH 12, 2020 AND DECEMBER 22, 2020 AND WERE FIELD LOCATED BY G.A.F. ENGINEERING, INC. IN OCTOBER AND DECEMBER 2020.
- THE EDGE OF BORDERING VEGETATED WETLANDS (BVW) ARE DELINEATED WITH FLAGS A1 TO A112. FLAGS B1 TO B9 DELINEATE AN INTERMITTENT STREAM AND ANY BVW ASSOCIATED WITH IT.
- THE ANNUAL HIGH WATER (AHW) MARK OF THE WEWEANTIC RIVER ARE DELINEATED WITH FLAGS AHW1 TO AHW90.

PLAN REFERENCES:

- REFER TO A PLAN PREPARED BY DELANO & KEITH, SURVEYORS, ENTITLED "LAND IN WAREHAM TO BE CONVEYED TO ROSALIN V. VOSHELL" DATED JANUARY 13, 1965, SCALE: 1"=100', AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 13, PAGE 610.
- REFER TO A PLAN PREPARED BY ROBERT A. BRAMAN, CIVIL ENGINEER & SURVEYOR, ENTITLED "A DIVISION OF LAND PREPARED FOR WAYNE N. BOOTH, CARVER ROAD, WAREHAM, MASS" DATED JUNE 23, 1981, SCALE: 1"=40', AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 22, PAGE 575.
- REFER TO A PLAN PREPARED BY G.A.F. ENGINEERING, INC., ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND ON NORTH CARVER ROAD IN WAREHAM, MA" DATED APRIL 8, 2002, SCALE: 1"=40', AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 45, PAGE 696.
- REFER TO A PLAN PREPARED BY THOMAS A. CHURBUCK, ENTITLED "PLAN OF HIGHWAY IN WAREHAM AND CARVER" DATED MAY 11, 1903, SCALE: 1"=40', AND RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK C07, PAGE 493.

PLAN STATEMENT:

THE PURPOSE OF THIS PLAN IS TO CREATE A 3 LOT SUBDIVISION FROM LOTS 1046, VB & VC.



LOCUS MAP : SCALE 1" = 2000'

LOT DATA:
ASSESSORS MAP: 104/ LOTS 1046, VB & VC
ADDRESS: 36, 44 & 48 NORTH CARVER ROAD

OWNER:
PAUL E. & LINDA A. RINTA
34 NORTH CARVER ROAD
WAREHAM, MA 02576

DEED REF.:
BOOK: 3898, PAGE: 120 (LOT 1046)
BOOK: 30666, PAGE: 54 (LOTS VB&VC)

APPLICANT:
LSE HYDRA, LLC
6 RIDGEBURY ROAD
AVON, CT 06001

ZONING DATA:
ZONE: RESIDENCE 60 (R-60)

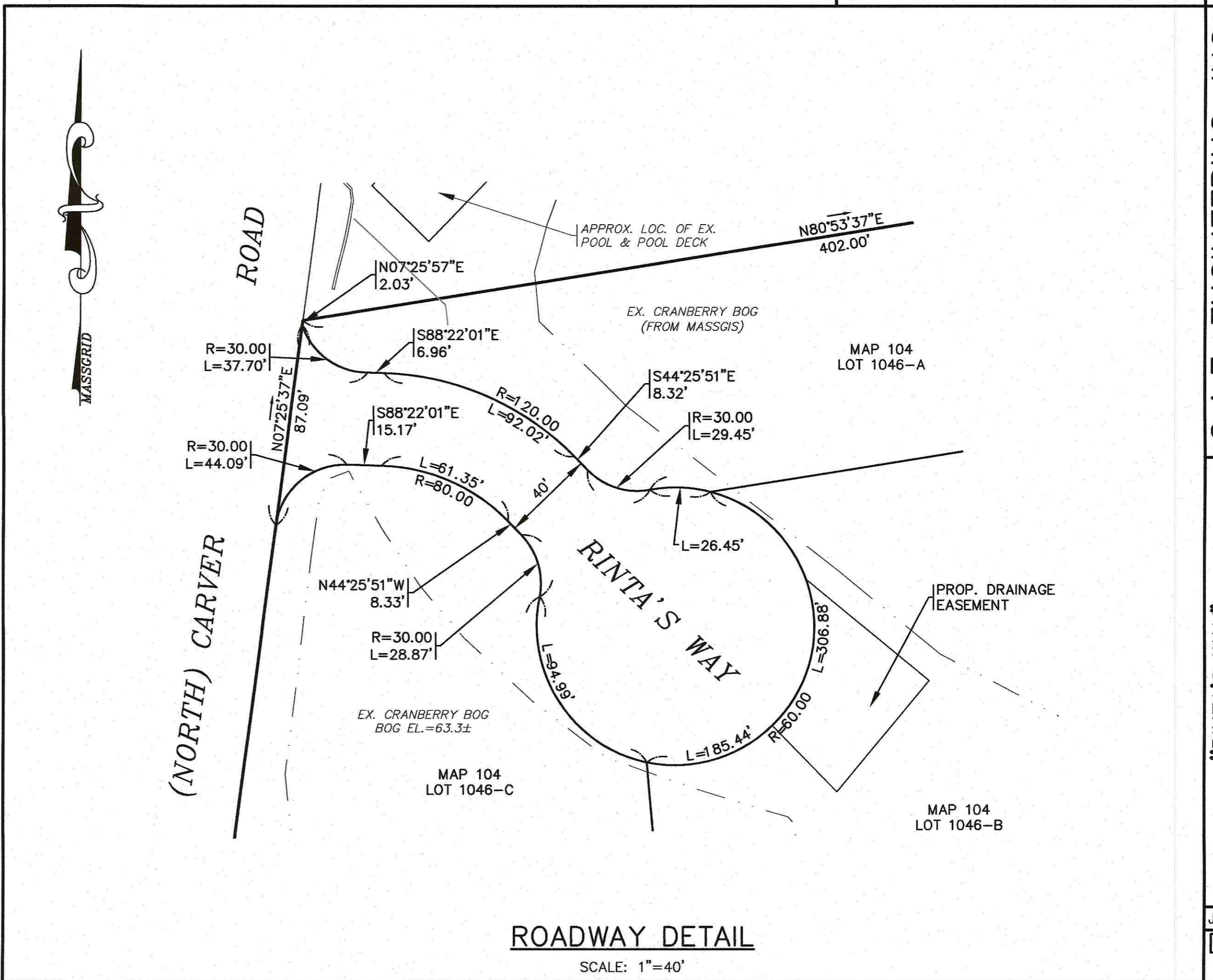
SETBACKS:
MINIMUM LOT AREA: 60,000 S.F.
(MIN. 48,000 S.F. CONTIGUOUS UPLAND)
MINIMUM FRONTAGE: 180'
MINIMUM FRONT SETBACK: 60'
MINIMUM SIDE SETBACK: 20'
MINIMUM REAR SETBACK: 20'
MAXIMUM BUILDING HEIGHT: 35'

FLOOD ZONE DATA:
THE PROPERTY IS WITHIN FLOOD ZONE X AND ZONE A. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0467J, DATED: JULY 17, 2012. (FLOOD ZONE A ELEVATION NOT DETERMINED).

DATE	BY	APP'D	DESCRIPTION
DATE: APRIL 28, 2021	DRAWN BY: JH/JMP		
	CHECKED BY: RAB		
	JOB NO.: 20-9568		
	SCALE: 1" = 120'		

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET - WAREHAM, MA 02571
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E-MAIL: info@gafengr.com

"RINTA'S WAY" PRELIMINARY SUBDIVISION PLAN LOTTING SHEET
NORTH CARVER ROAD WAREHAM, MA
PREPARED FOR:
LSE HYDRA, LLC
6 RIDGEBURY ROAD AVON, CT



ROADWAY DETAIL

SCALE: 1"=40'

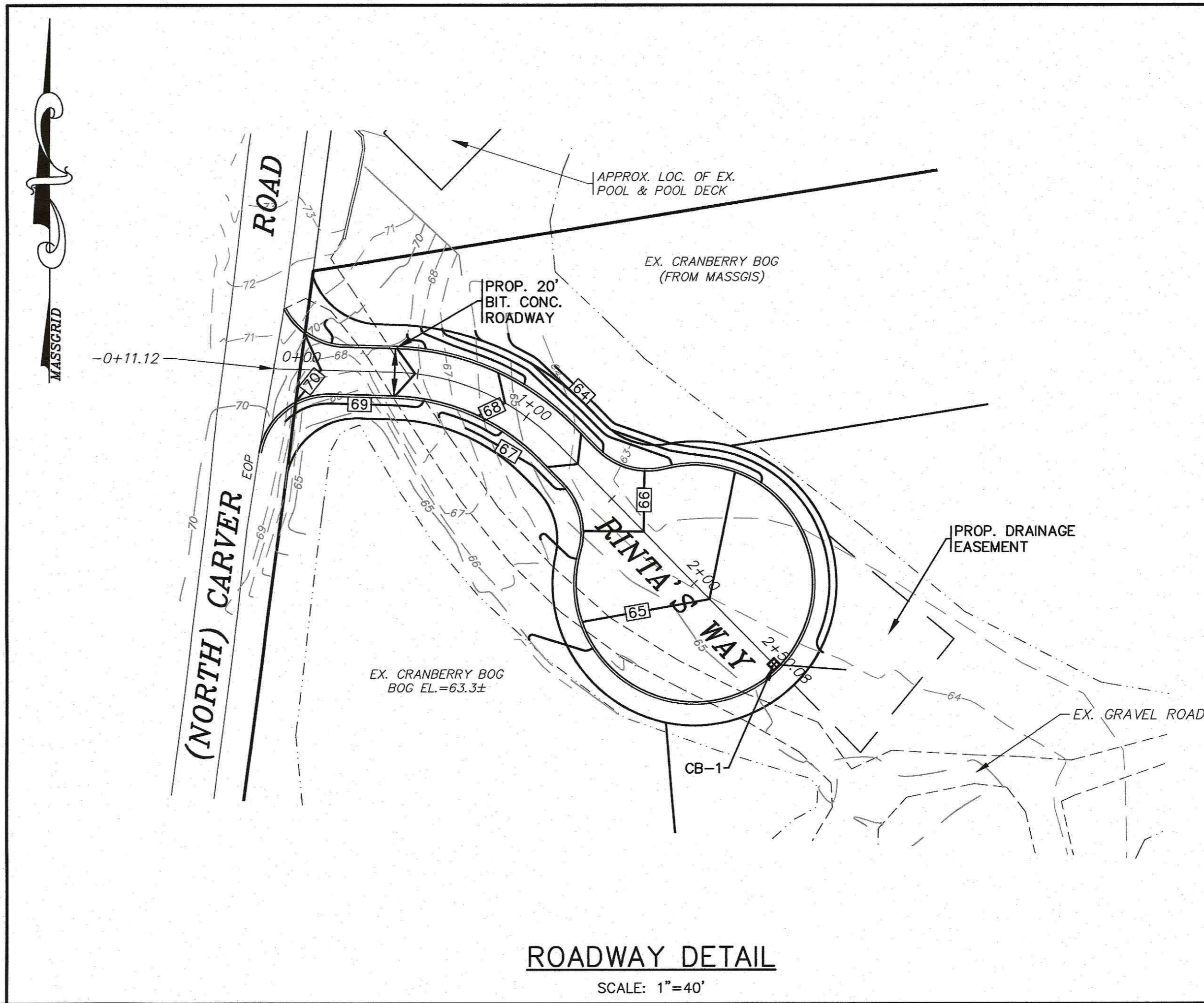
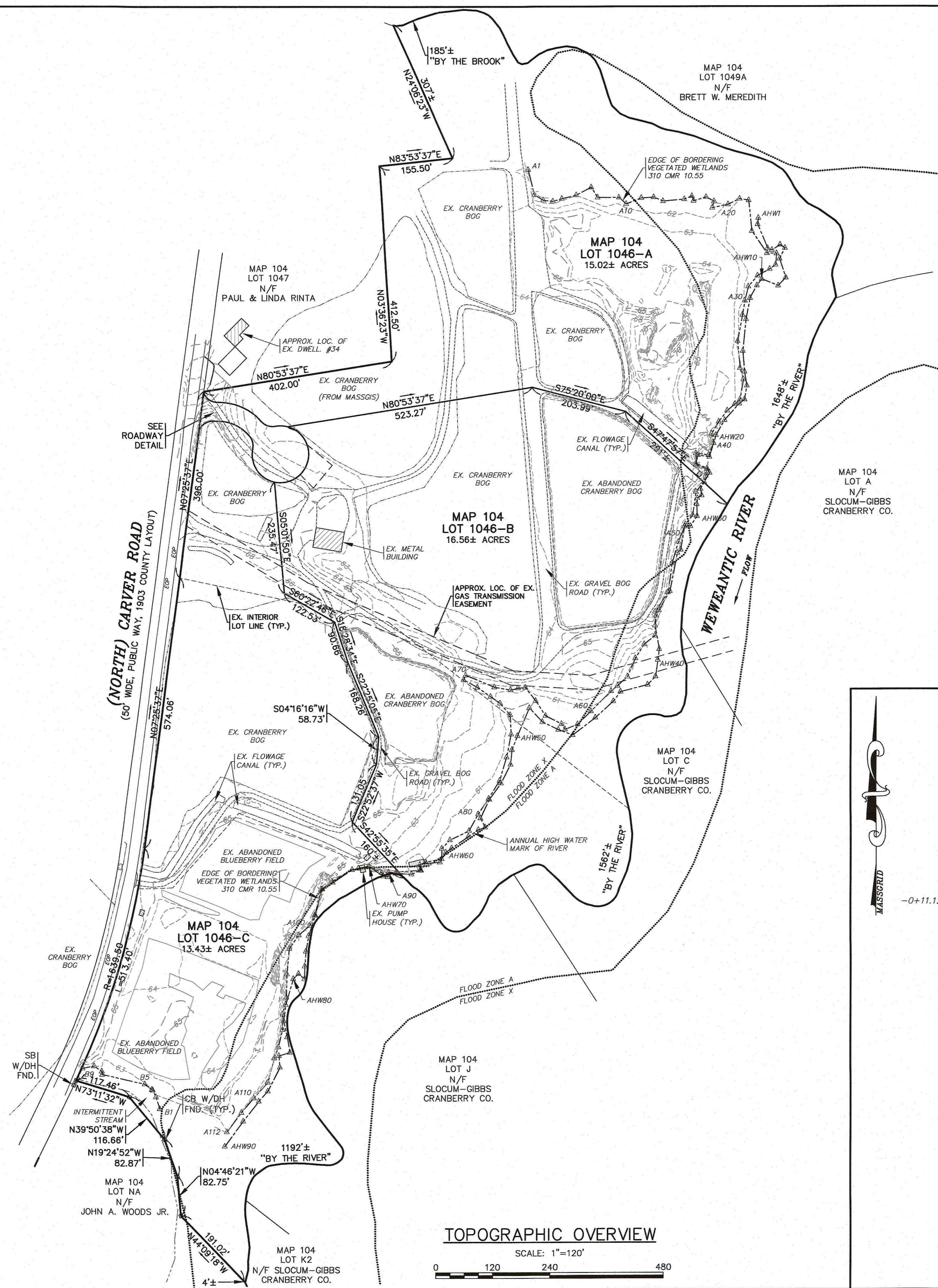
LOTING SHEET

SCALE: 1"=120'



LEGEND

EXISTING	DESC.
	CONTOURS
	SPOT GRADES
	WETLANDS
	F.E.M.A. FLOOD ZONE
	TOP BANK OF BOG
	FLOWAGE CANAL
	EDGE OF GRAVEL ROAD
	CATCH BASIN (CB)
	DRAIN MANHOLE (DMH)
	DRAIN LINE
	OVERHEAD WIRES
	UTILITY POLE
	GUY POLE
	WATER GATE VALVE
	WATER SHUTOFF/CURB STOP
	HYDRANT
	WATER LINE
	UNDERGROUND ELECTRIC
	TREE/BRUSH LINE
	LIGHT POST
	GAS LINE
	GAS GATE/VALVE
	GAS SHUTOFF
	GAS METER
	FENCE
	SIGN
	BOUND
	STONE WALL
	REBAR
	DESC.
	CONTOURS
	SPOT GRADES
	EROSION CONTROL
	CHAIN LINK FENCE
	CATCH BASIN (CB)
	DRAIN MANHOLE (DMH)
	DRAIN LINE
	FLARED END SECTION



DATE: APRIL 28, 2021	DRAWN BY: JMP	CHECKED BY: WFM	JOB NO.: 20-9568	SCALE: 1" = 120'		
APPROVED BY: [Signature]						
APPROVED BY: [Signature]						
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PREPARED FOR: LSE HYDRA, LLC 6 RIDGEBURY ROAD AVON, CT						
"RINTA'S WAY" PRELIMINARY SUBDIVISION PLAN TOPOGRAPHIC OVERVIEW NORTH CARVER ROAD WAREHAM, MA						
JOB NO.: 20-9568	DWG. 3 OF 3	REV.	DATE	BY	APP'D	DESCRIPTION