

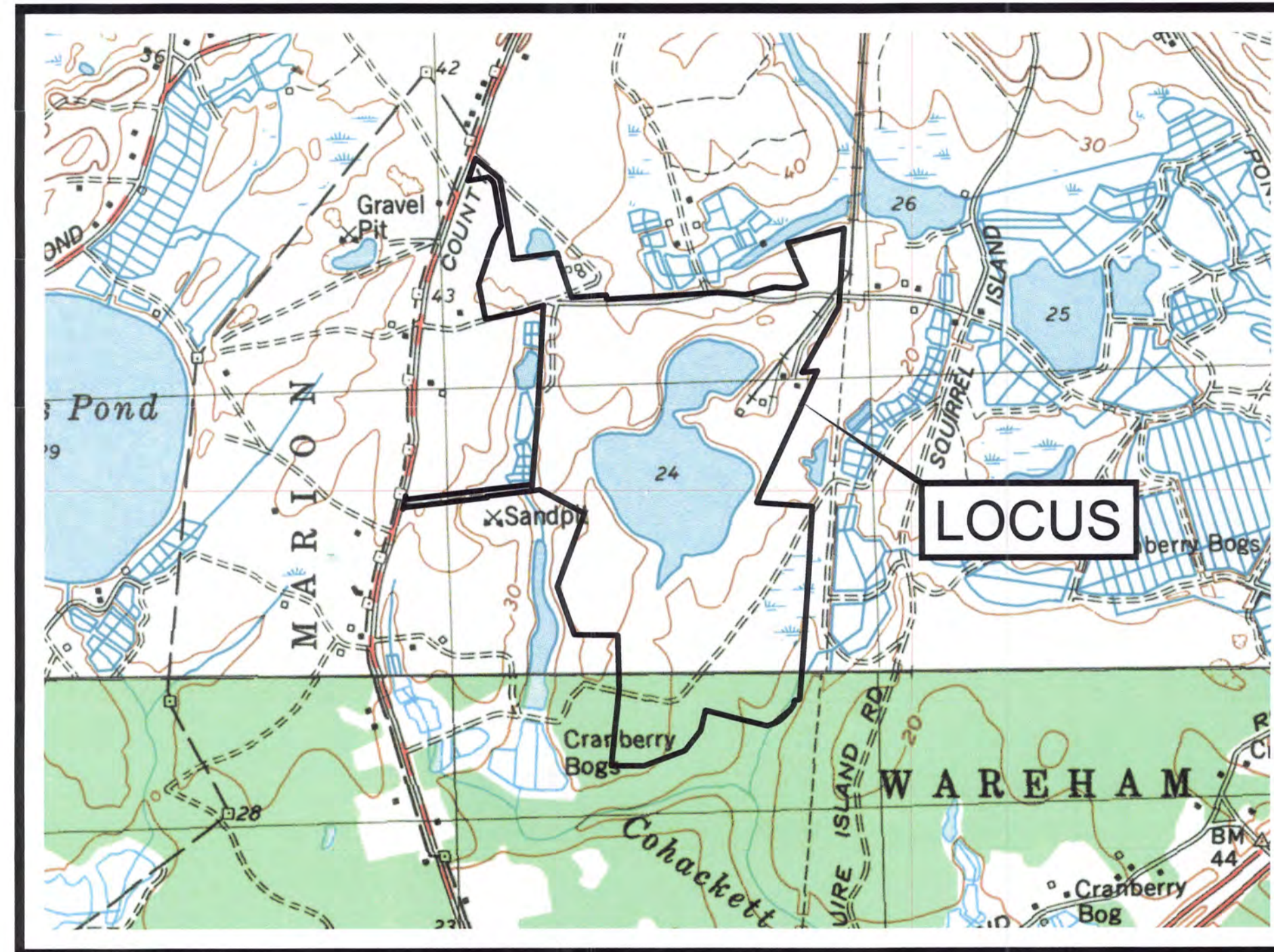
# HIDDEN TRAILS

## DEFINITIVE SUBDIVISION PLAN OF LAND AND SPECIAL PERMIT FOR A RESIDENTIAL CLUSTER DEVELOPMENT

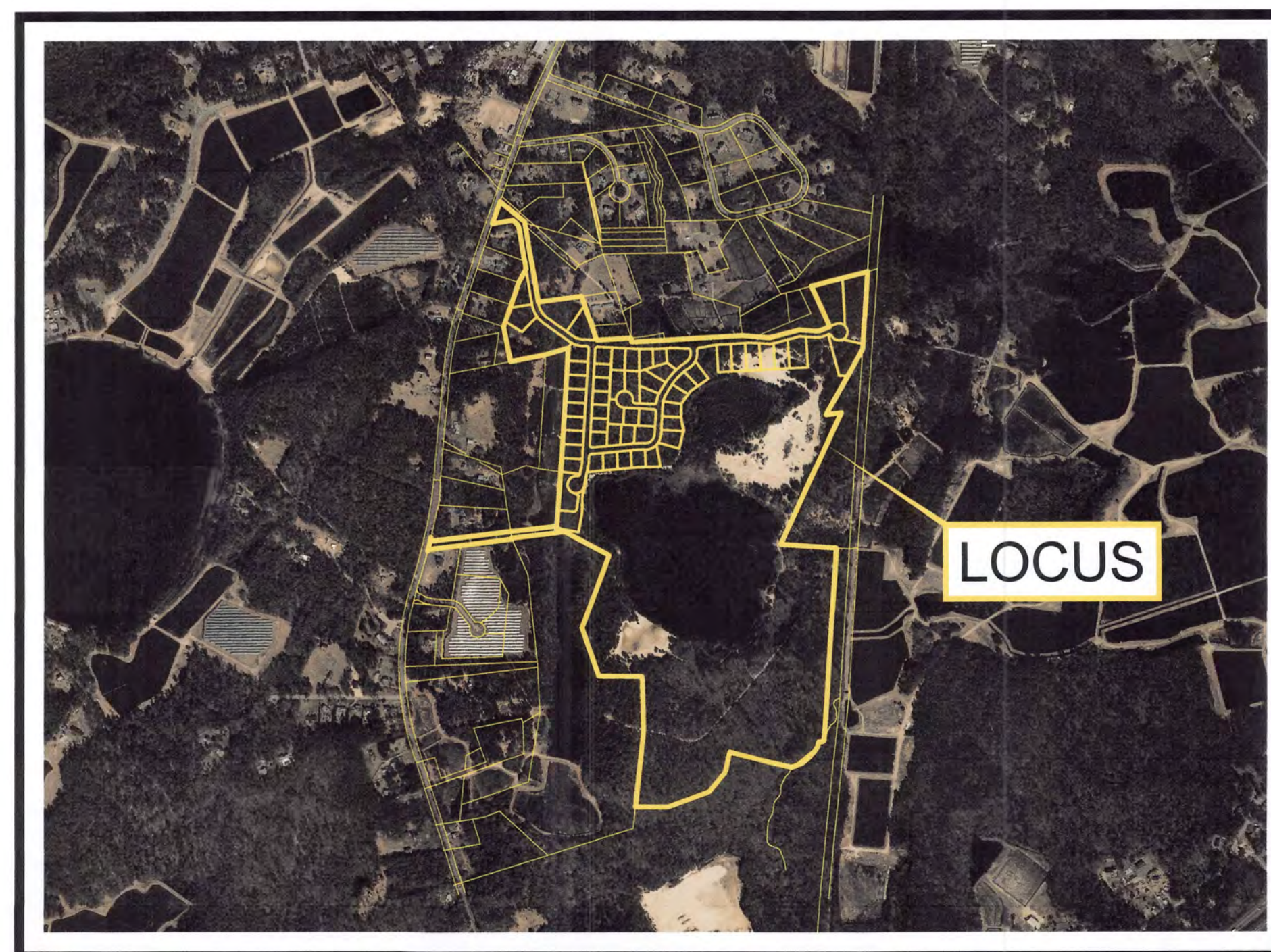
WEST WAREHAM, MA

### LIST OF DRAWINGS

SHEET NO.	TITLE
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3 OF 23	EXISTING CONDITIONS
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6 OF 23	LOT LAYOUT
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10 OF 23	LOT LAYOUT
11 OF 23	GRADING AND UTILITIES INDEX
12 OF 23	GRADING AND UTILITIES
13 OF 23	GRADING AND UTILITIES
14 OF 23	GRADING AND UTILITIES
15 OF 23	GRADING AND UTILITIES
16 OF 23	ROADWAY PROFILE
17 OF 23	ROADWAY PROFILE
18 OF 23	ROADWAY PROFILE
19 OF 23	ROADWAY PROFILE
20 OF 23	DETAIL SHEET
21 OF 23	DETAIL SHEET
22 OF 23	DETAIL SHEET
23 OF 23	CONVENTIONAL LAYOUT



U.S.G.S. MAP  
SCALE 1" = 1000'



AERIAL MAP  
SCALE 1" = 1000'

### REQUESTED WAIVERS:

1. A WAIVER FROM INSTALLING STREET LIGHTS (SECTION VI.D).
2. A WAIVER FROM INSTALLING SIDEWALKS ON BOTH SIDES OF ROADS A, B, AND C, WHICH ARE CONSIDERED RESIDENTIAL STANDARD STREETS. ALSO, A WAIVER TO ALLOW THE SIDEWALK TO BE WITHIN 3 FEET OF THE ROADWAY EDGE FOR PORTIONS OF THE ROADWAY (SECTION VI.G).
3. A WAIVER FROM INSTALLING CONCRETE CURBING ON BOTH SIDES OF THE ROAD. CONCRETE CURBING IS PROPOSED ONLY IN THE LOCATION WHERE THE SIDEWALK IS ADJACENT TO ROADWAY. FOR THE REMAINDER OF THE STREETS, A CAPE COD BERM IS PROPOSED ALONG BOTH SIDES OF THE ROAD. (SECTION VI.H).
4. A WAIVER FROM INSTALLING FIRE ALARMS (SECTION VI.K).

WAREHAM PLANNING BOARD  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED \_\_\_\_\_

ENDORSED DATE \_\_\_\_\_

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WAREHAM PLANNING BOARD WAS RECEIVED AND RECORDED \_\_\_\_\_ AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, WAREHAM, MA. \_\_\_\_\_ DATE \_\_\_\_\_

SUBJECT TO A COVENANT DULY EXECUTED AND DATED \_\_\_\_\_ RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.

**OWNERS:**  
FEARING HILL, LLC  
320 SOUTH STREET  
PLAINVILLE, MA 02762  
(MAP 63, LOT 1013)  
&  
COUNTY ROAD 2004 REALTY TRUST  
320 SOUTH STREET  
PLAINVILLE, MA 02762  
(REMAINING PARCELS)

**APPLICANT:**  
SARAJON REALTY, LLC  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

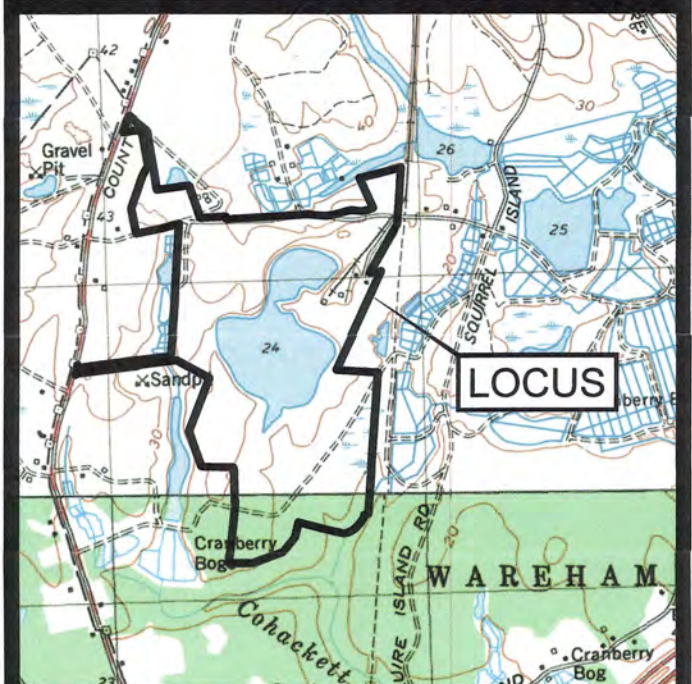
**CIVIL ENGINEER / SURVEYOR:**  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
PH: 508-273-0377

**ZONING DISTRICT:** R-60  
MIN. LOT AREA = 60,000 S.F.  
MIN. FRONTAGE = 180'  
MIN. FRONT SETBACK = 60'  
MIN. SIDE SETBACK = 20'  
MIN. REAR SETBACK = 20'

**CLUSTER DEVELOPMENT REQUIREMENTS:**  
MIN. LOT AREA = 10,000 S.F.  
MIN. FRONTAGE = 100' (10,000 S.F. - 39,999 S.F.)  
MIN. FRONTAGE = 125' (40,000 S.F. OR GREATER)  
MIN. FRONT SETBACK = 60'  
MIN. SIDE SETBACK = 20'  
MIN. REAR SETBACK = 20'

**SUMMARY OF AREAS:**  
TOTAL AREA = 153 ACRES  
OPEN SPACE REQUIRED = 76.5 ACRES (50%)  
OPEN SPACE PROVIDED = 116 ACRES\*\* (75.8%)  
UPLAND OPEN SPACE = 57.2 ACRES

\*\*INCLUDES 30.5 ACRE MANMADE POND



LOCUS MAP  
SCALE 1" = 2000'

JOHN L. CHURCHILL, JR., P.E.  
DATE 9/7/23

JOHN L. CHURCHILL, JR., P.L.S.  
DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN OF HIDDEN TRAILS OFF COUNTY ROAD IN W. WAREHAM MASSACHUSETTS (PLYMOUTH COUNTY)**

### COVERSHEET

#### REVISIONS:

No.	DATE	DESC.

PREPARED FOR:  
SARAJON REALTY, LLC  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

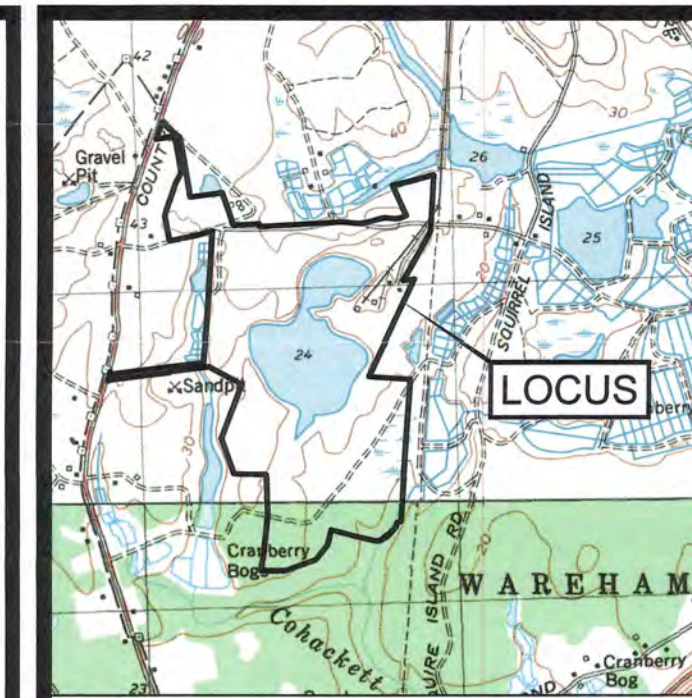
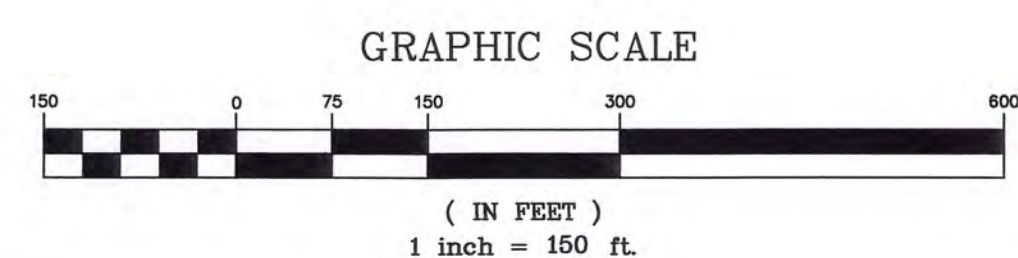
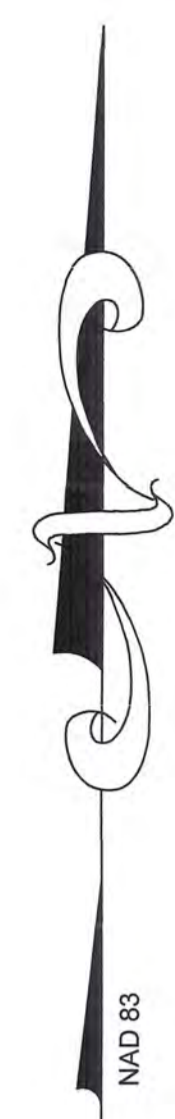
PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: SEPTEMBER 7, 2023  
DRAWN: BMB  
CHECK: JLC  
SCALE: AS NOTED  
JOB NO: 6924



**NOTES:**

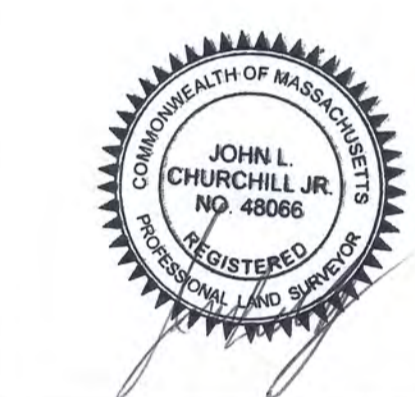
- LOCUS IS SHOWN AS LOTS 1013, 21 THROUGH 44, AA, C, AND F ON WAREHAM ASSESSOR'S MAP 63, LOTS 1007-K, 1007-J, 1F, 2F, 3F, 4 THROUGH 8, 13 THROUGH 20, I, H, G, AND R ON WAREHAM ASSESSOR'S MAP 64, AND LOTS 9 THROUGH 12 ON WAREHAM ASSESSOR'S MAP 65. LOCUS ALSO INCLUDES ROADWAYS DEPICTED AS ALLIE'S LANE, CASEY LANE, MARISSA WAY AND JULIANA LANE AS SHOWN ON THE ABOVE MENTIONS MAPS.
- OWNER OF RECORD (LOT 1013):**  
FEARING HILL, LLC  
320 SOUTH STREET  
PLAINVILLE, MA 02762  
**OWNER OF RECORD (REMAINING LOTS):**  
COUNTY ROAD 2004 REALTY TRUST  
320 SOUTH STREET  
PLAINVILLE, MA 02762
- DEED REFERENCES:**  
DEED BOOK 29516, PAGE 311  
DEED BOOK 32966, PAGE 82  
DEED BOOK 36343, PAGE 331  
DEED BOOK 36482, PAGE 130 & 132  
DEED BOOK 39458, PAGE 131  
DEED BOOK 43600, PAGE 248
- PLAN REFERENCES:**  
PLAN BOOK 43, PAGE 90  
PLAN BOOK 48, PAGE 55  
PLAN BOOK 54, PAGE 70  
PLAN BOOK 54, PAGE 556  
PLAN BOOK 55, PAGE 1017  
PLAN BOOK 60, PAGE 1153
- ELEVATIONS ESTABLISHED BY GPS SURVEY AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 DATUM (NAVD 88).
- EXISTING CONTOURS SHOWN HEREON OBTAINED FROM 2021 LIDAR TOPOGRAPHY AS AVAILABLE FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) DATA ACCESS VIEWER WITH SUPPLEMENTAL SURVEY PERFORMED BY THIS FIRM.
- BASEPLAN SURVEY OBTAIN FROM DEFINITIVE SUBDIVISION PLAN OF "THE POND AT FEARING HILL", AS PREPARED BY G.A.F. ENGINEERING, INC., WAREHAM, MA WITH SUPPLEMENTAL SURVEY PERFORMED BY THIS FIRM.
- RESOURCE AREAS AS DEPICTED HERON FROM PLANS REFERENCED IN ORDER OF CONDITIONS PERMIT ISSUED BY THE WAREHAM CONSERVATION COMMISSION FOR "THE POND AT FEARING HILL", ISSUED AUGUST 13, 2007 WITH PERMIT EXTENSIONS ISSUED THROUGH AUGUST 13, 2016 (DEED BOOK 35053, PAGE 164 AND DEED BOOK 46476, PAGE 156).
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND PARTIALLY WITHIN FLOOD ZONE AE(EL. 14) AS SHOWN ON FIRM PANEL 25023C0469K, DATED 7/6/2021. FLOOD ZONE BOUNDARIES DIGITIZED UTILIZING LIDAR TOPOGRAPHY.
- LOCUS PROPERTY IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN, NOR WITHIN PRIORITY OR ESTIMATED HABITATS AS SHOWN ON THE N.H.E.S.P. ATLAS.
- LOCUS PROPERTY IS NOT WITHIN A DEP APPROVED ZONE 2 OR INTERIM WELLHEAD PROTECTION AREA.



**LOCUS MAP**  
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/1/23



JOHN L. CHURCHILL, JR., P.L.S. DATE 9/1/23

**DEFINITIVE SUBDIVISION PLAN**  
OF  
**HIDDEN TRAILS**  
OFF  
**COUNTY ROAD**  
IN  
**W. WAREHAM MASSACHUSETTS**  
(PLYMOUTH COUNTY)

**EXISTING CONDITIONS**

**REVISIONS:**

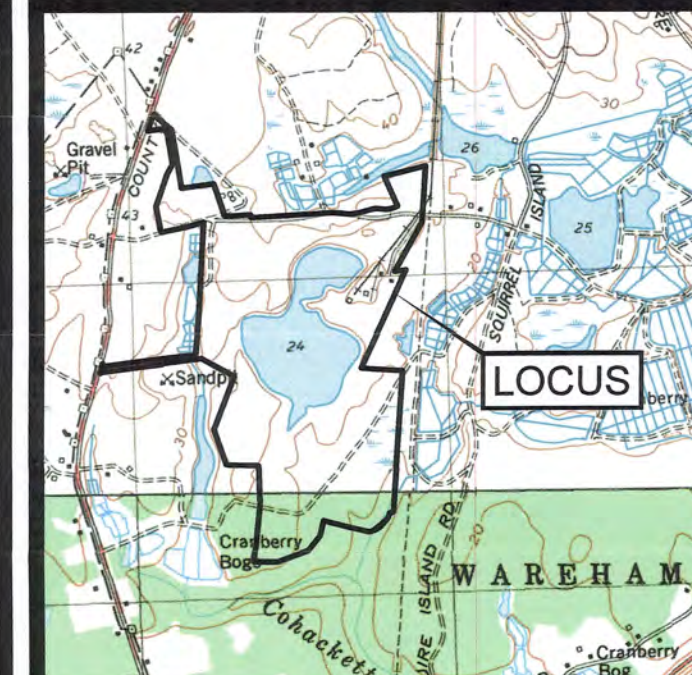
No.	DATE	DESC.

PREPARED FOR:  
**SARAJON REALTY, LLC**  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
**JC ENGINEERING, INC.**  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO:	6924





LOCUS MAP  
SCALE 1" = 2000'



9/7/23

JOHN L. CHURCHILL, JR., P.E. DATE



9/7/23

JOHN L. CHURCHILL, JR., P.L.S. DATE

**DEFINITIVE  
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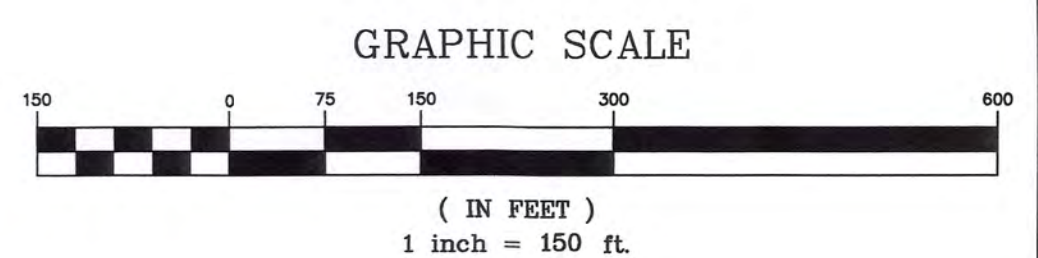
**EXISTING CONDITIONS**

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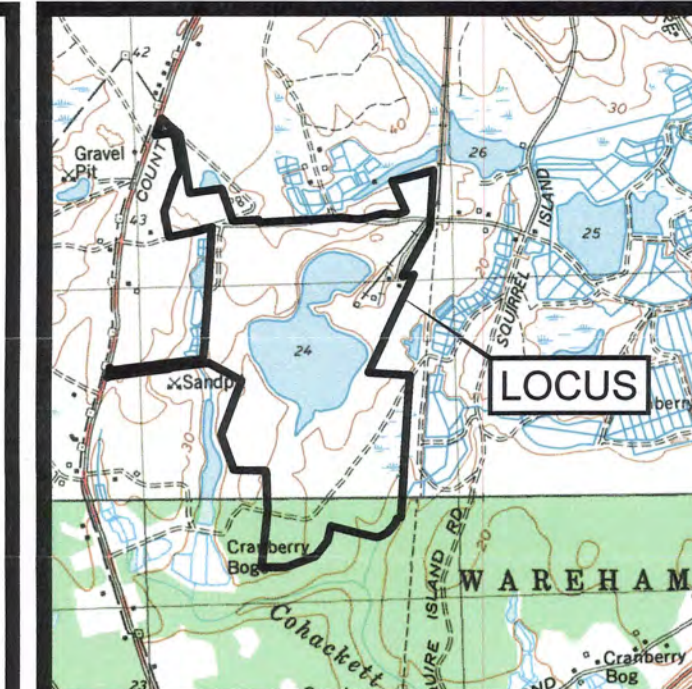
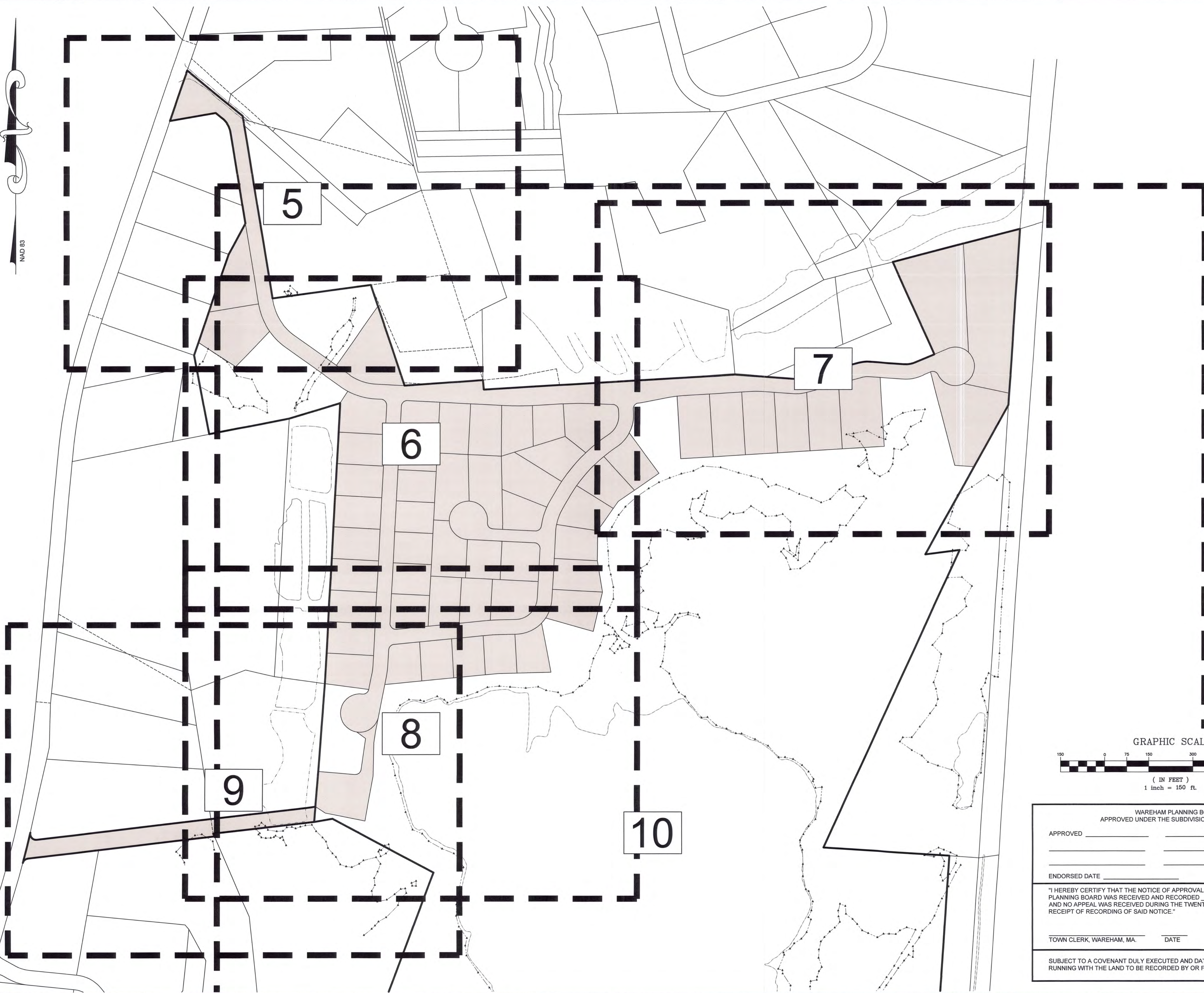
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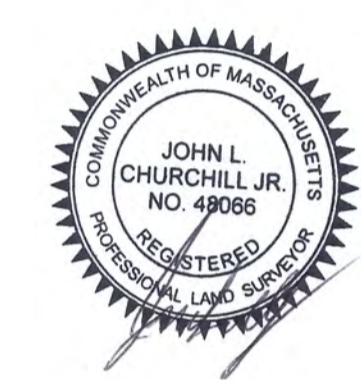


LOCUS MAP  
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9/7/23

JOHN L. CHURCHILL, JR., P.E. DATE



9/7/23

JOHN L. CHURCHILL, JR., P.L.S. DATE

**DEFINITIVE  
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OFF  
COUNTY ROAD  
IN  
W. WAREHAM  
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(PLYMOUTH COUNTY)**

**LOT LAYOUT - INDEX**

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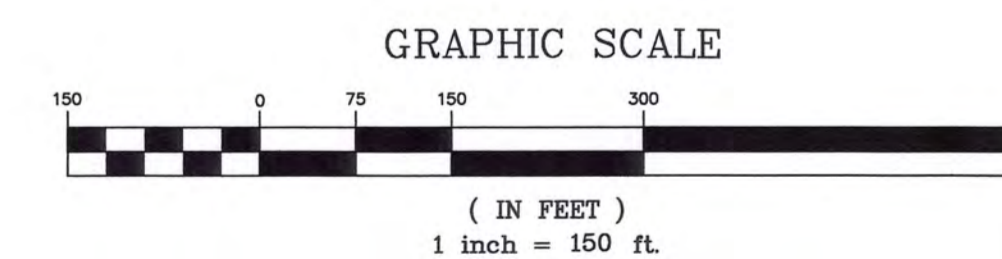
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WAREHAM PLANNING BOARD  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED \_\_\_\_\_

\_\_\_\_\_

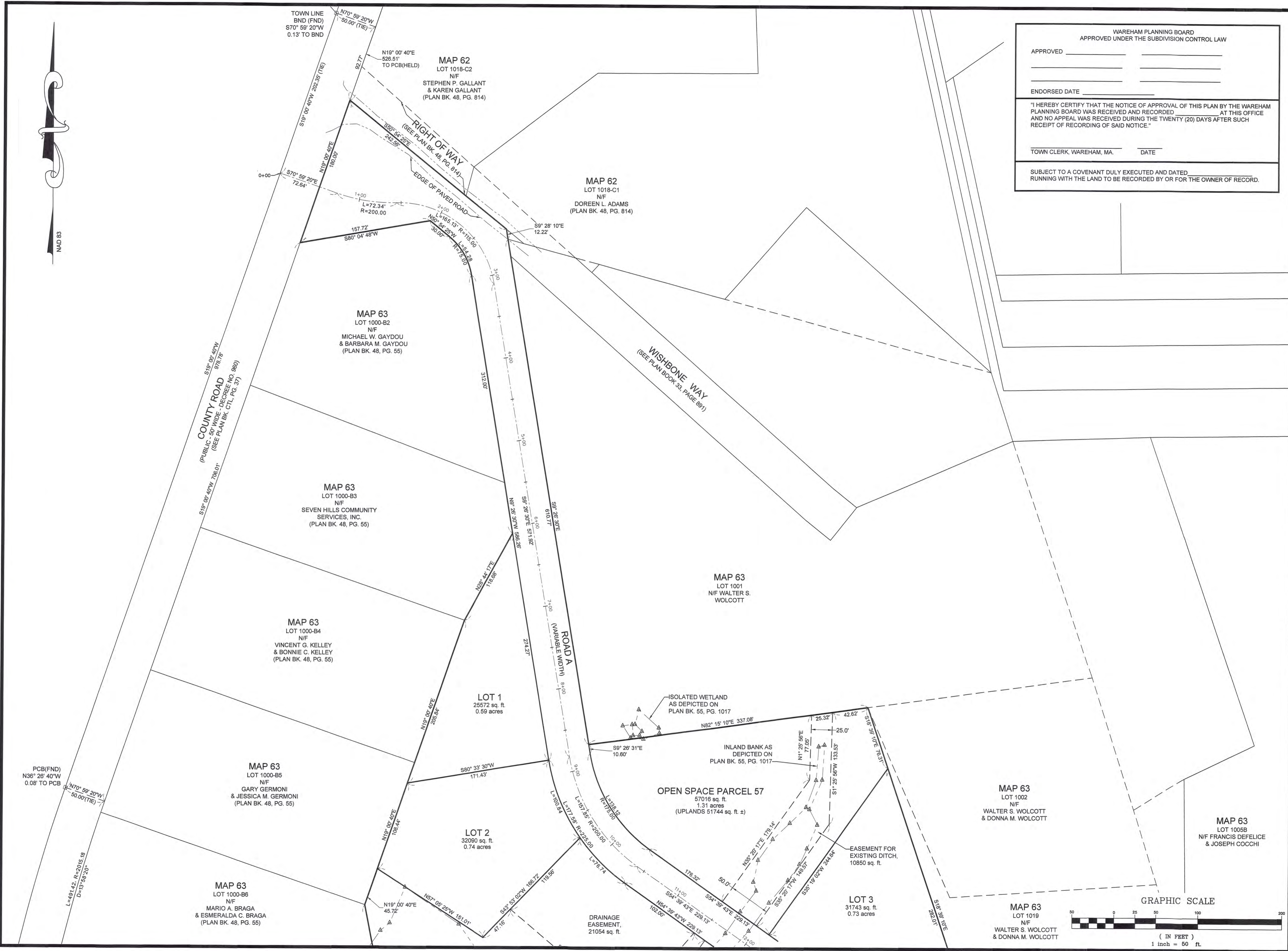
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WAREHAM PLANNING BOARD  
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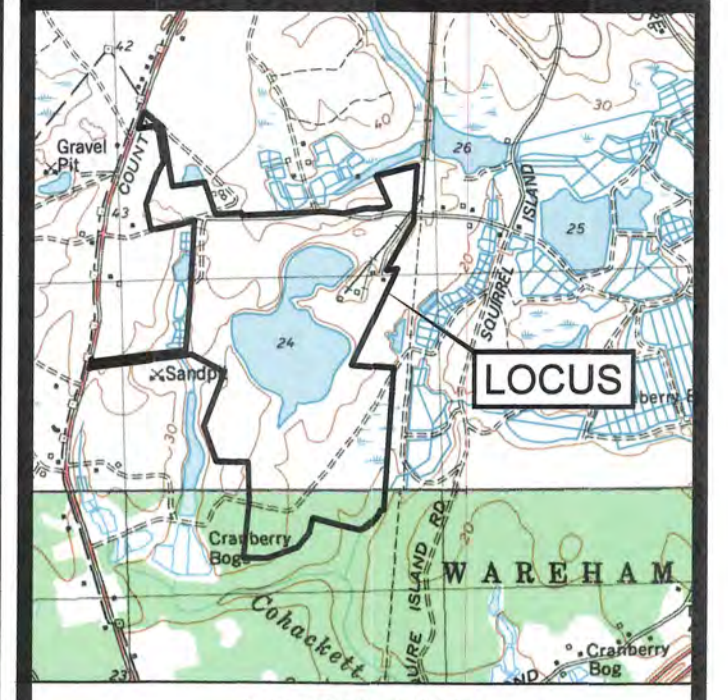
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LOCUS MAP  
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JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

JOHN L. CHURCHILL, JR., P.L.S. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN**  
OF  
**HIDDEN TRAILS**  
OFF  
**COUNTY ROAD**  
IN  
**W. WAREHAM MASSACHUSETTS**  
(PLYMOUTH COUNTY)

**LOT LAYOUT**

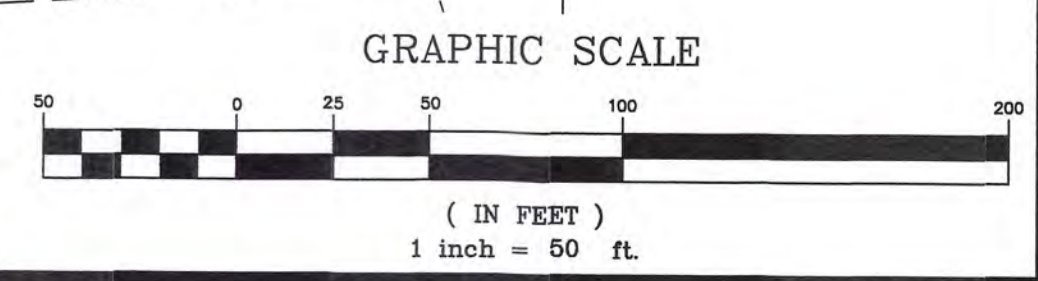
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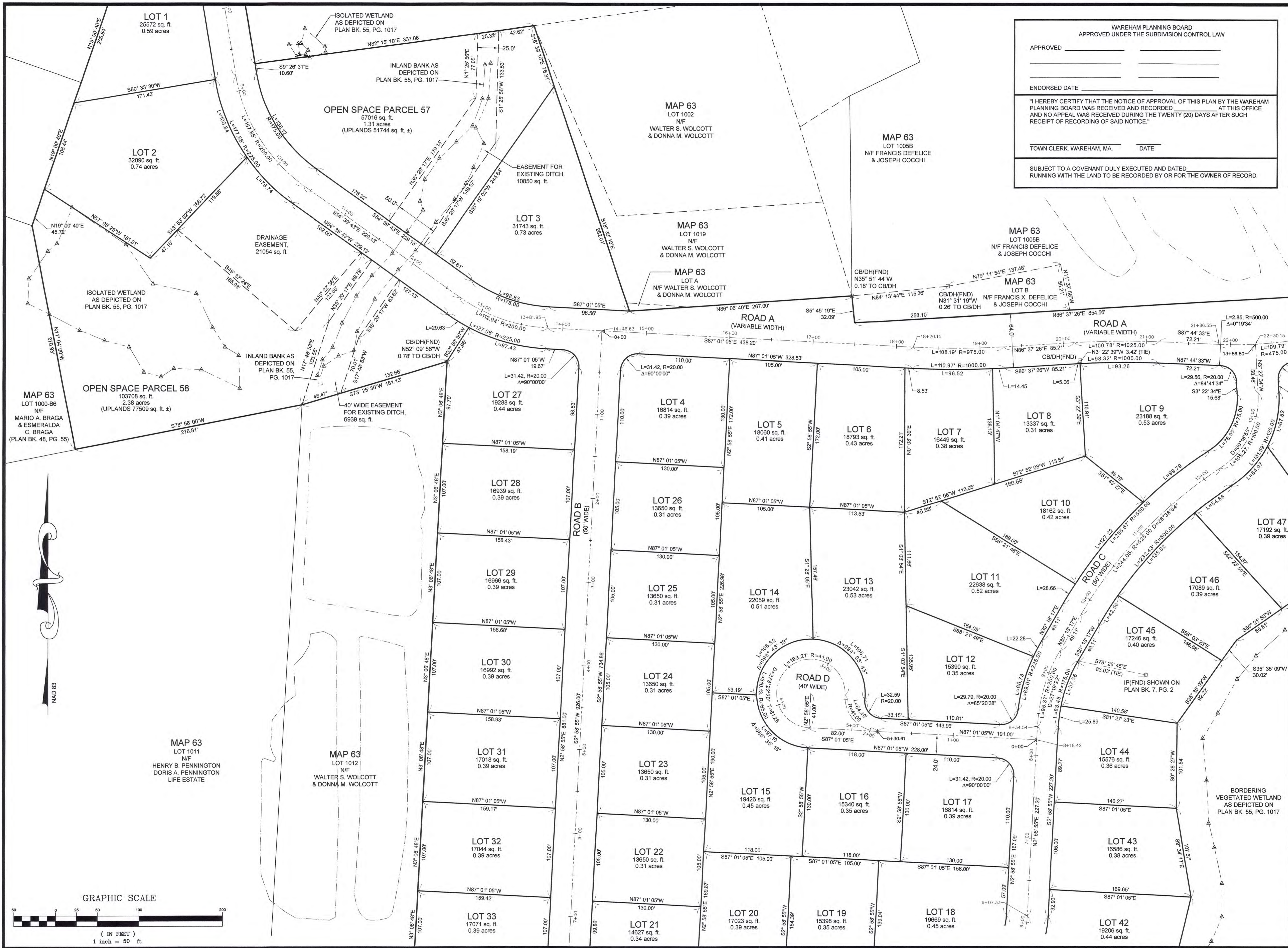
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2854 CRANBERRY HIGHWAY  
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508-273-0377

DATE: SEPTEMBER 7, 2023  
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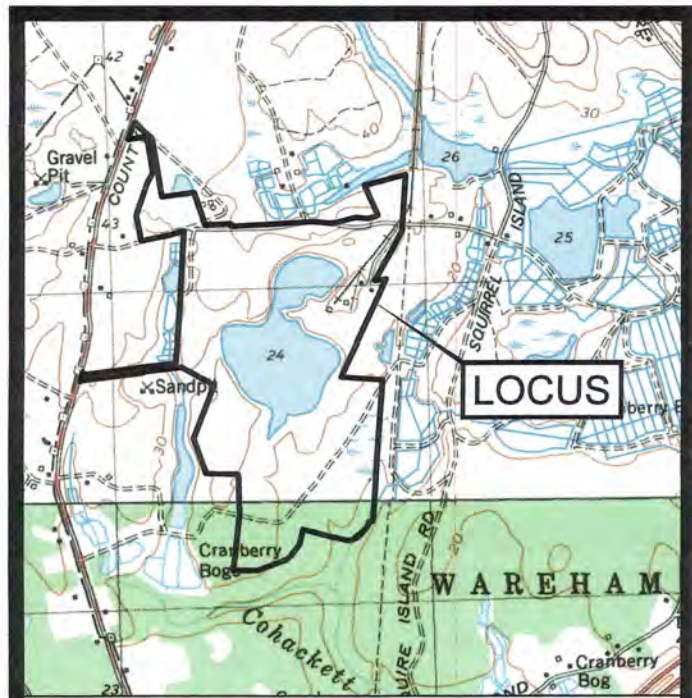
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JOHN L. CHURCHILL, JR., P.L.S. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN**  
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(PLYMOUTH COUNTY)

**LOT LAYOUT**

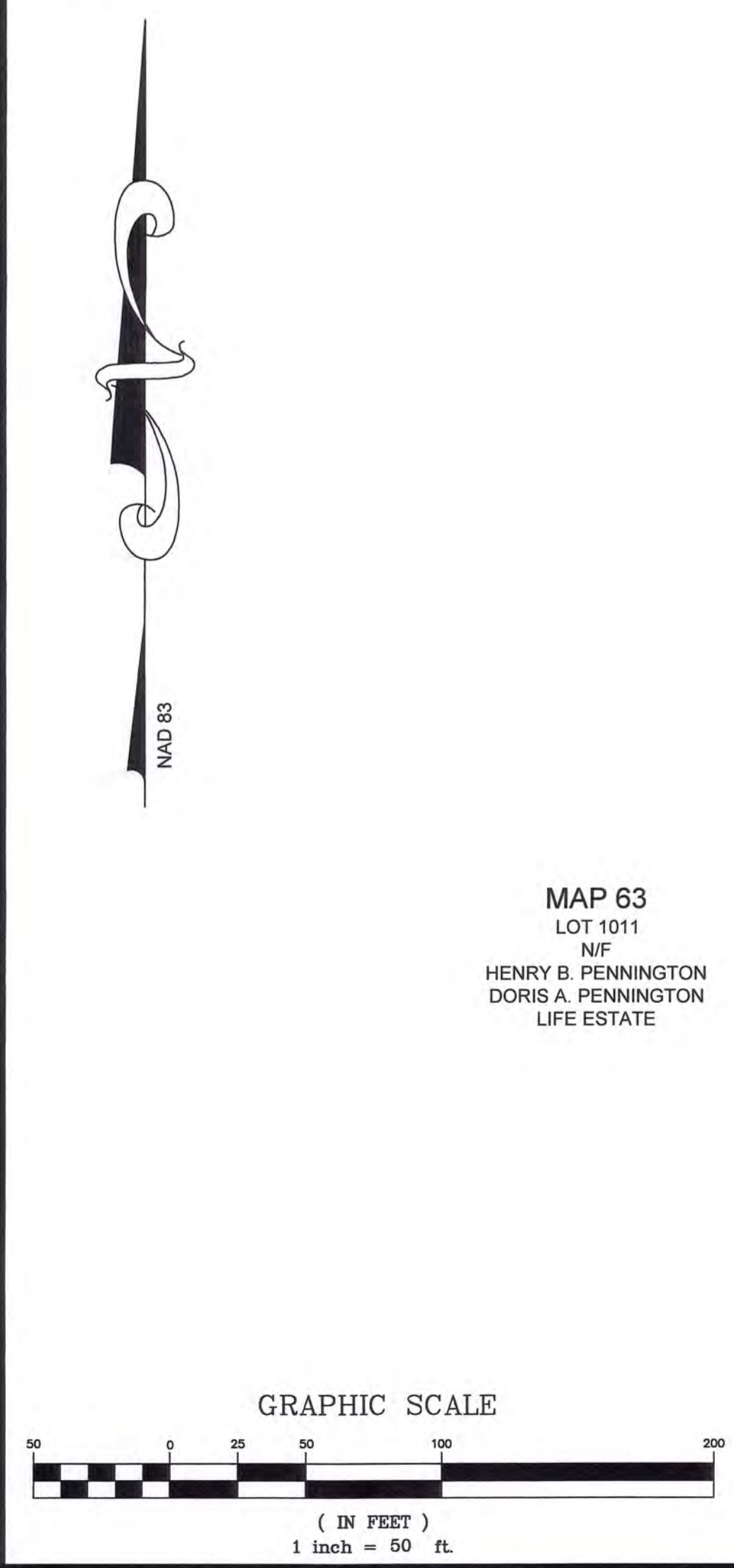
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WAREHAM PLANNING BOARD  
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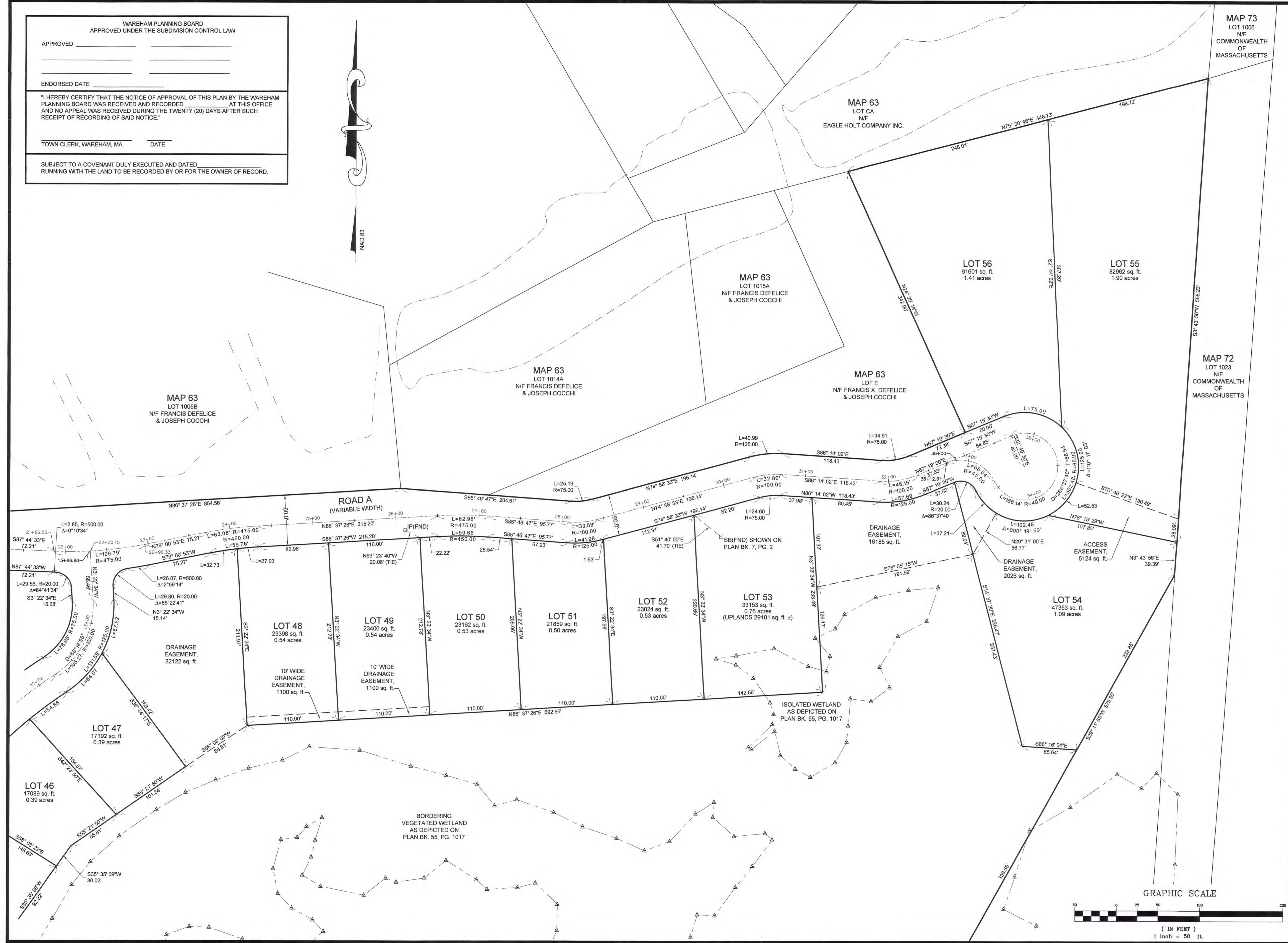
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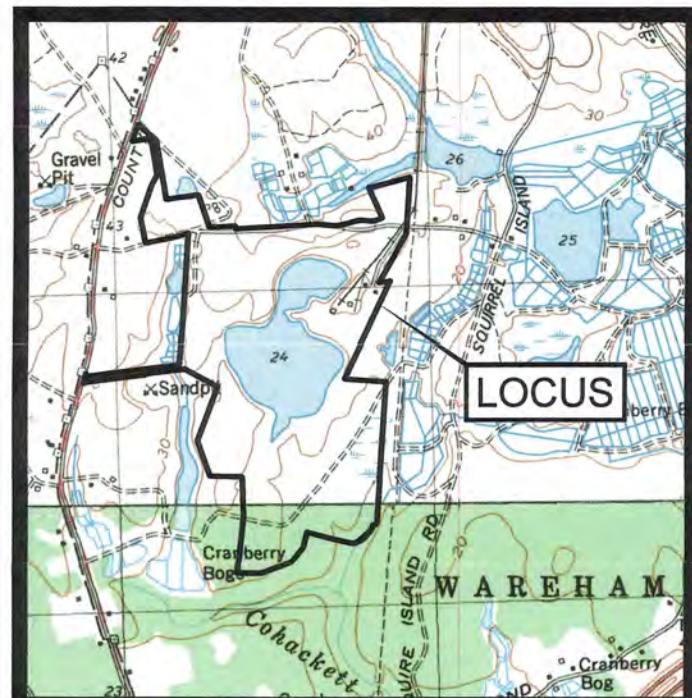
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MAP 73  
LOT 1006  
N/F  
COMMONWEALTH  
OF  
MASSACHUSETTS



LOCUS MAP  
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23



JOHN L. CHURCHILL, JR., P.L.S. DATE 9/7/23

**DEFINITIVE  
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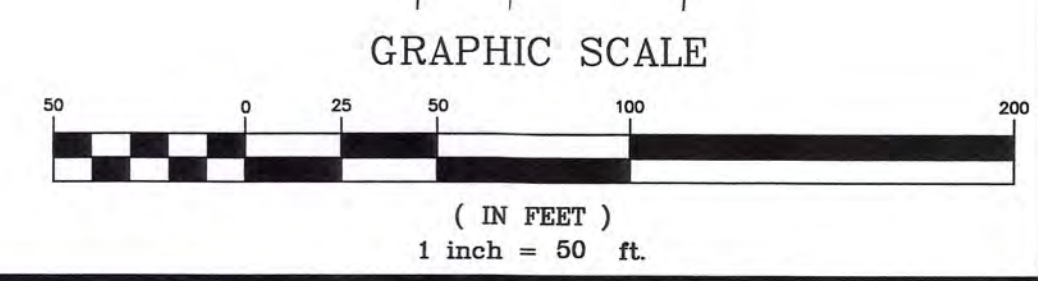
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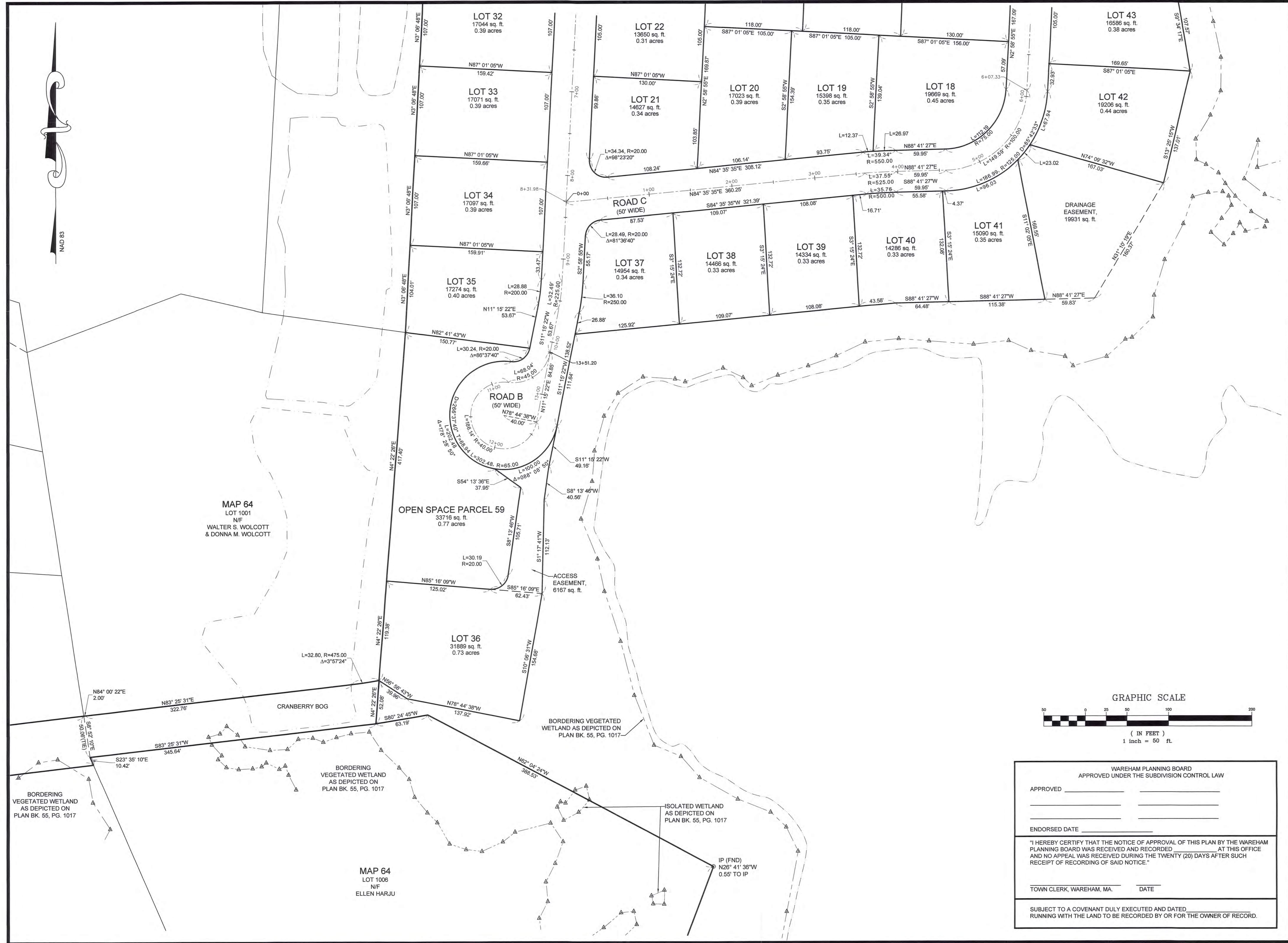
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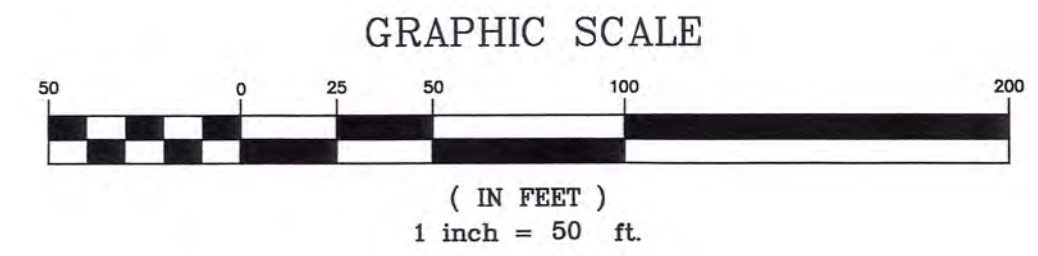






MAP 64  
LOT 1001  
N/F  
WALTER S. WOLCOTT  
& DONNA M. WOLCOTT

MAP 64  
LOT 1006  
N/F  
ELLEN HARJU



WAREHAM PLANNING BOARD  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

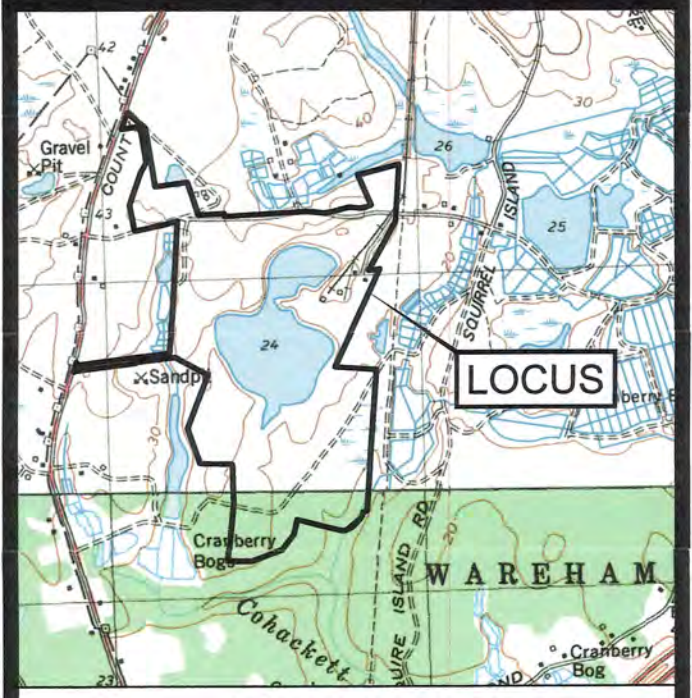
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LOCUS MAP  
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JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23



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(PLYMOUTH COUNTY)**

**LOT LAYOUT**

**REVISIONS:**

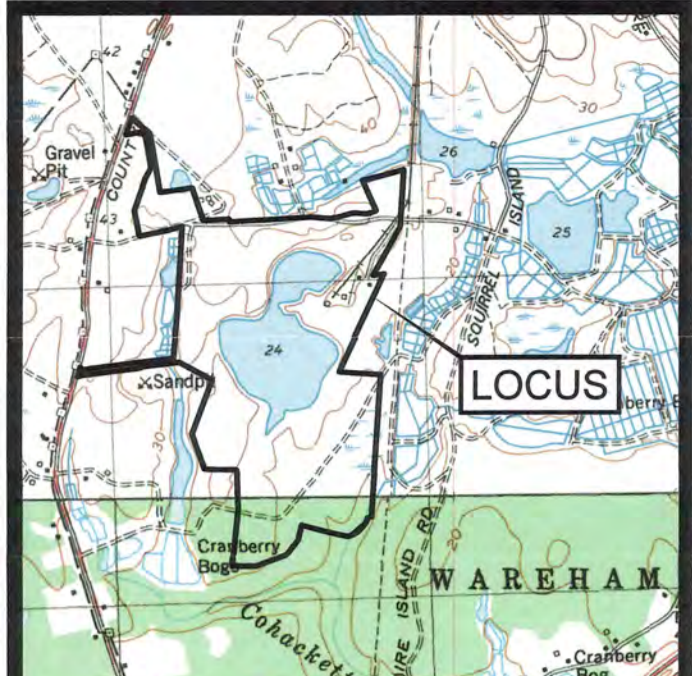
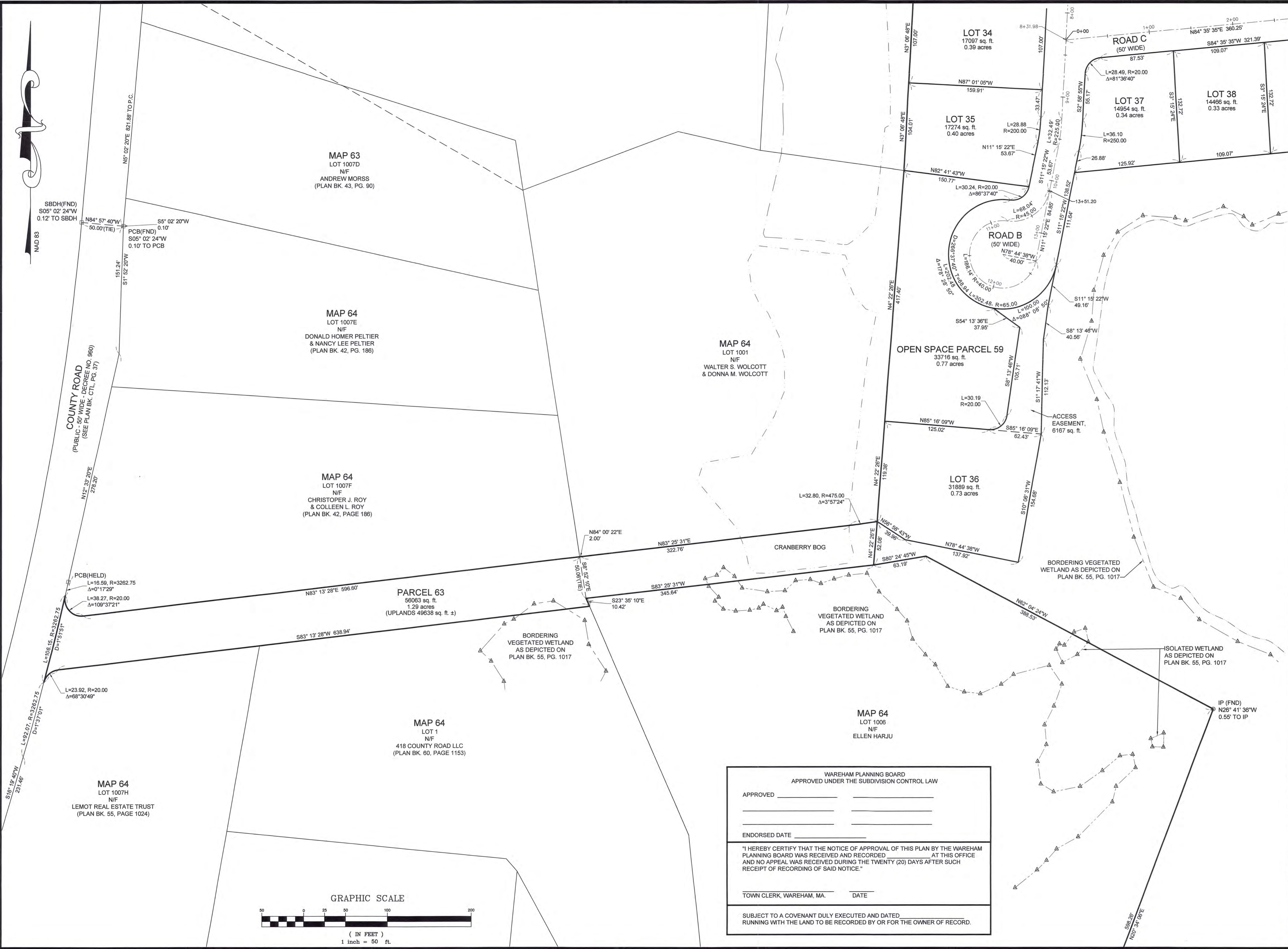
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JOB NO.:	6924





JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

JOHN L. CHURCHILL, JR., P.L.S. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN OF HIDDEN TRAILS OFF COUNTY ROAD IN W. WAREHAM MASSACHUSETTS (PLYMOUTH COUNTY)**

**LOT LAYOUT**

**REVISIONS:**

No.	DATE	DESC.

PREPARED FOR:  
SARAJON REALTY, LLC  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: SEPTEMBER 7, 2023  
DRAWN: BMB  
CHECK: JLC  
SCALE: AS NOTED  
JOB NO: 6924

**SHEET 9 OF 23**

WAREHAM PLANNING BOARD  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

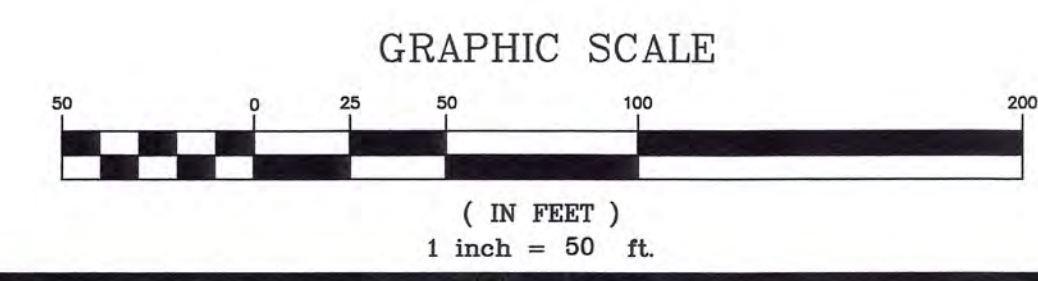
APPROVED \_\_\_\_\_

ENDORSED DATE \_\_\_\_\_

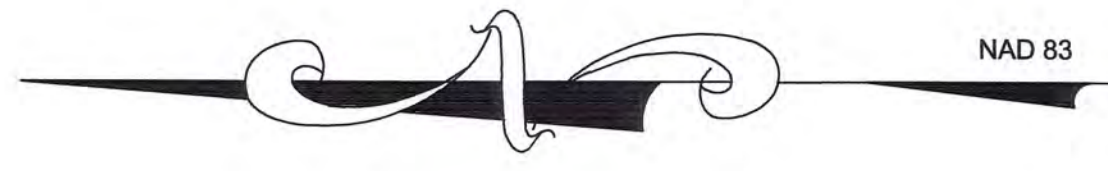
"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WAREHAM PLANNING BOARD WAS RECEIVED AND RECORDED \_\_\_\_\_ AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, WAREHAM, MA \_\_\_\_\_ DATE \_\_\_\_\_

SUBJECT TO A COVENANT DULY EXECUTED AND DATED \_\_\_\_\_ RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.







NAD 83

WAREHAM PLANNING BOARD  
APPROVED UNDER THE SUBDIVISION CONTROL LAW

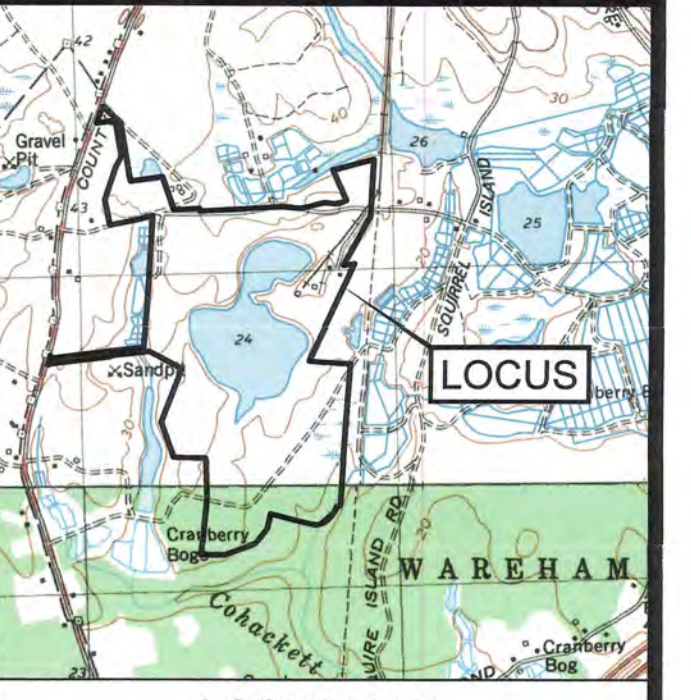
APPROVED \_\_\_\_\_

ENDORSED DATE \_\_\_\_\_

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WAREHAM PLANNING BOARD WAS RECEIVED AND RECORDED \_\_\_\_\_ AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, WAREHAM, MA. DATE \_\_\_\_\_

SUBJECT TO A COVENANT DULY EXECUTED AND DATED \_\_\_\_\_ RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.



LOCUS MAP  
SCALE 1" = 2000'

JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

JOHN L. CHURCHILL, JR., P.L.S. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN**  
OF  
**HIDDEN TRAILS**  
OFF  
**COUNTY ROAD**  
IN  
**W. WAREHAM MASSACHUSETTS**  
(PLYMOUTH COUNTY)

**LOT LAYOUT**

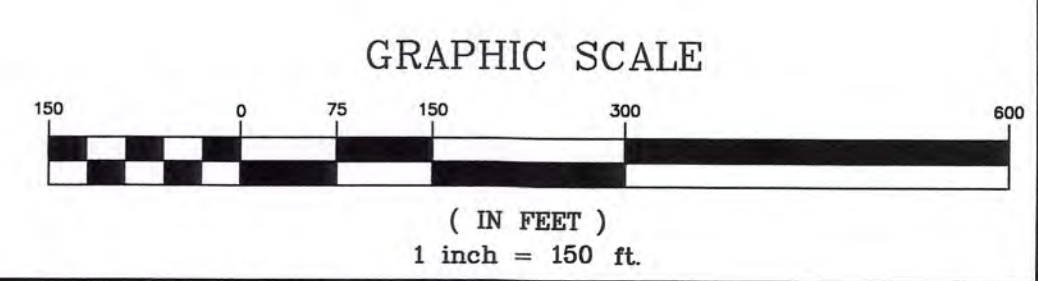
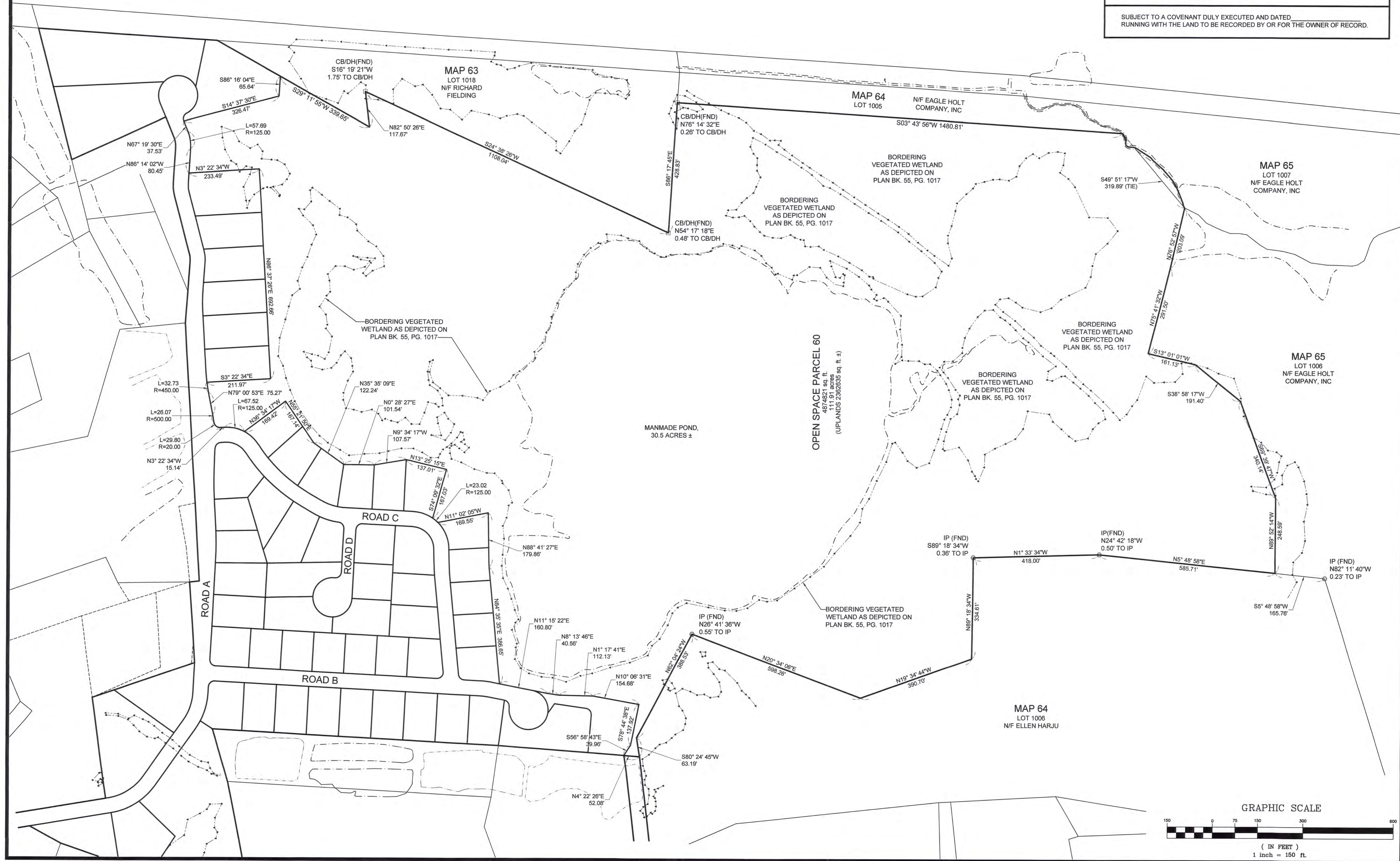
**REVISIONS:**

No.	DATE	DESC.

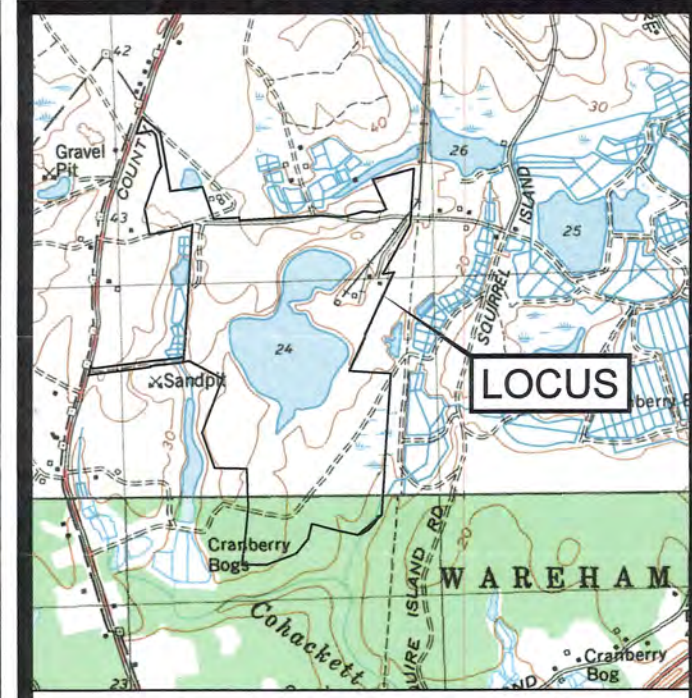
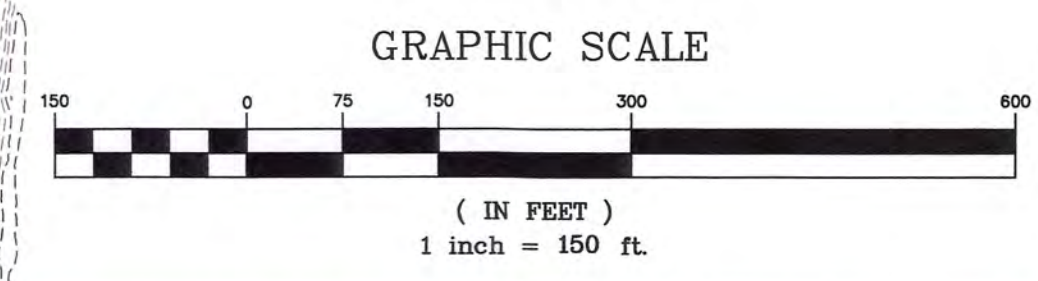
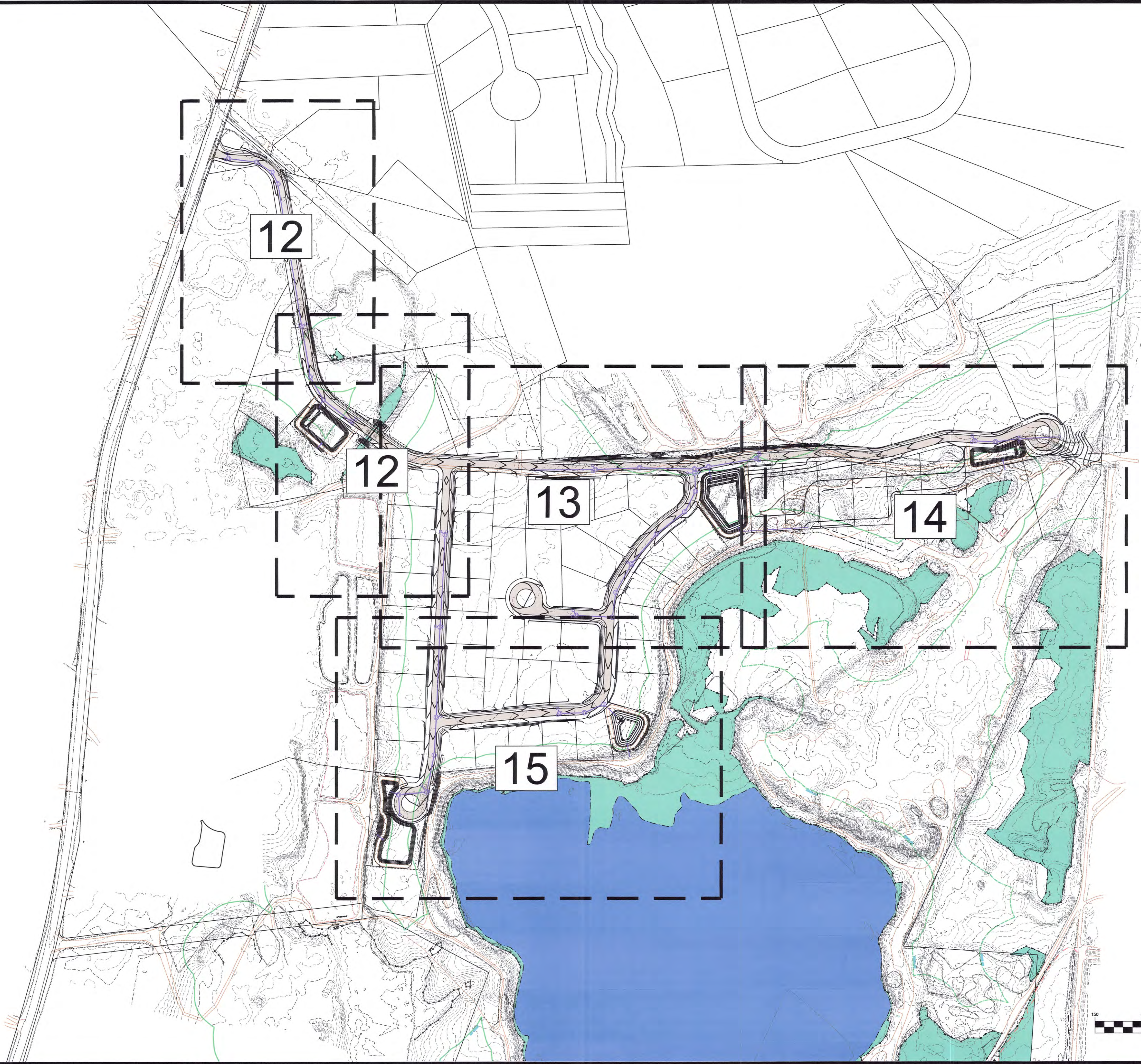
PREPARED FOR:  
**SARAJON REALTY, LLC**  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
**JC ENGINEERING, INC.**  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: SEPTEMBER 7, 2023  
DRAWN: BMB  
CHECK: JLC  
SCALE: AS NOTED  
JOB NO: 6924







LOCUS MAP  
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23



JOHN L. CHURCHILL, JR., P.L.S. DATE 9/7/23

**DEFINITIVE  
SUBDIVISION PLAN  
OF  
HIDDEN TRAILS  
OFF  
COUNTY ROAD  
IN  
W. WAREHAM  
MASSACHUSETTS  
(PLYMOUTH COUNTY)**

**GRADING AND  
UTILITIES INDEX**

REVISIONS:

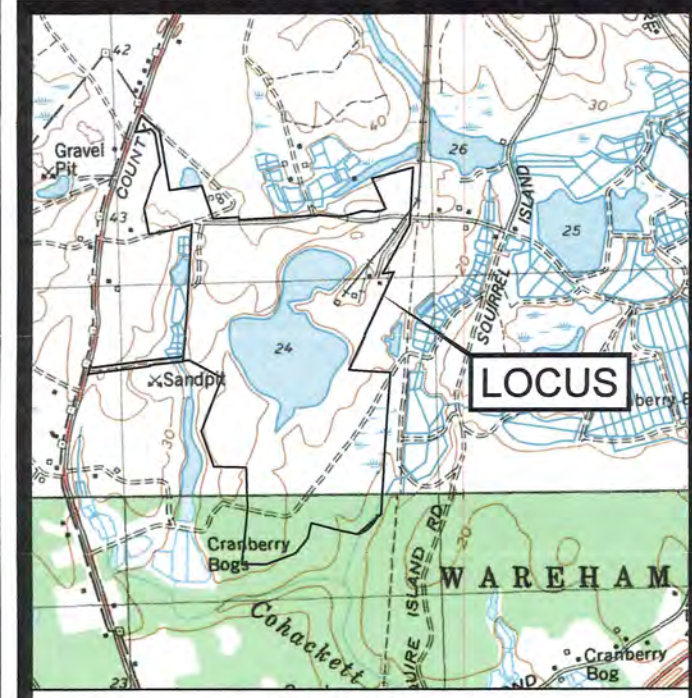
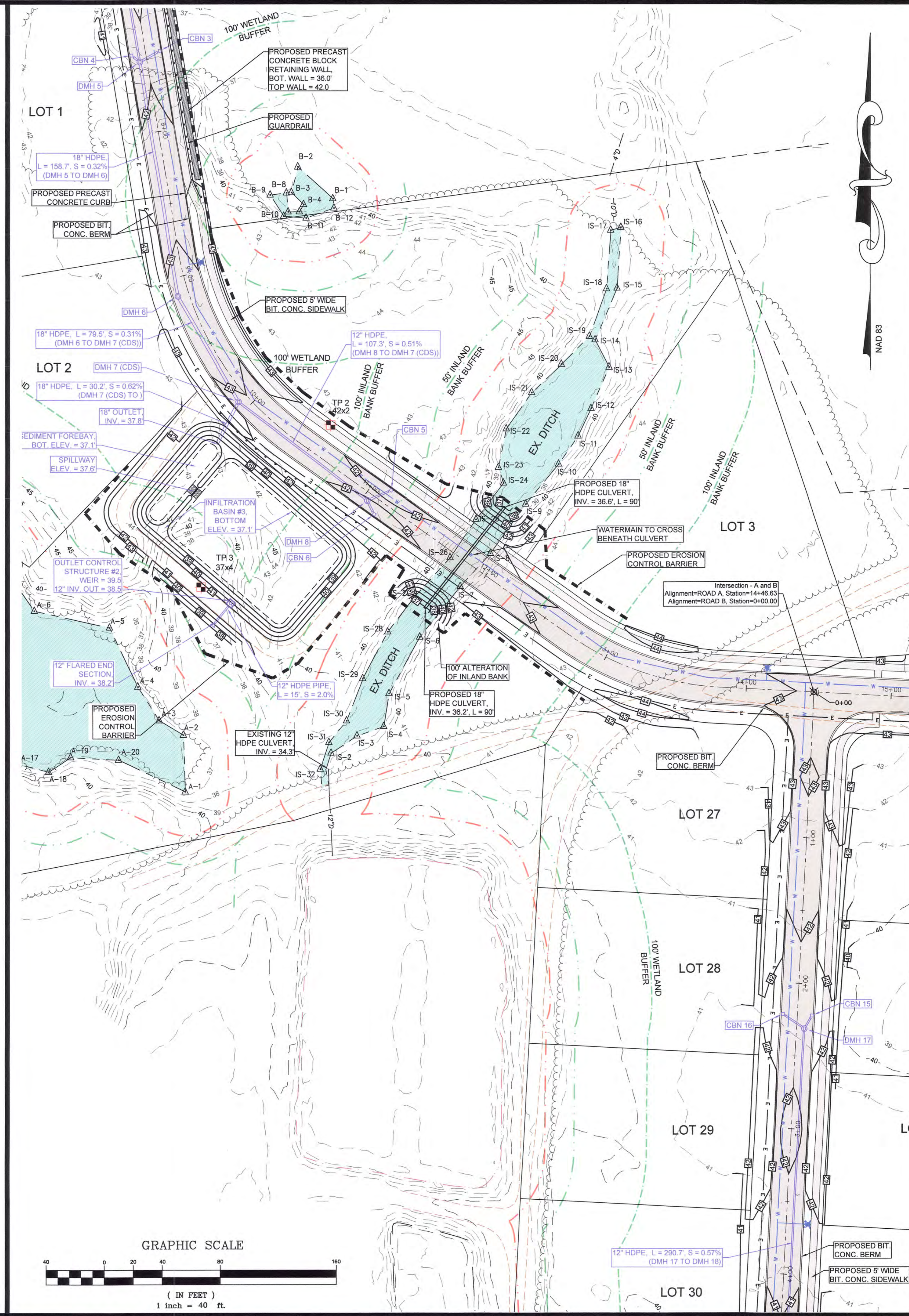
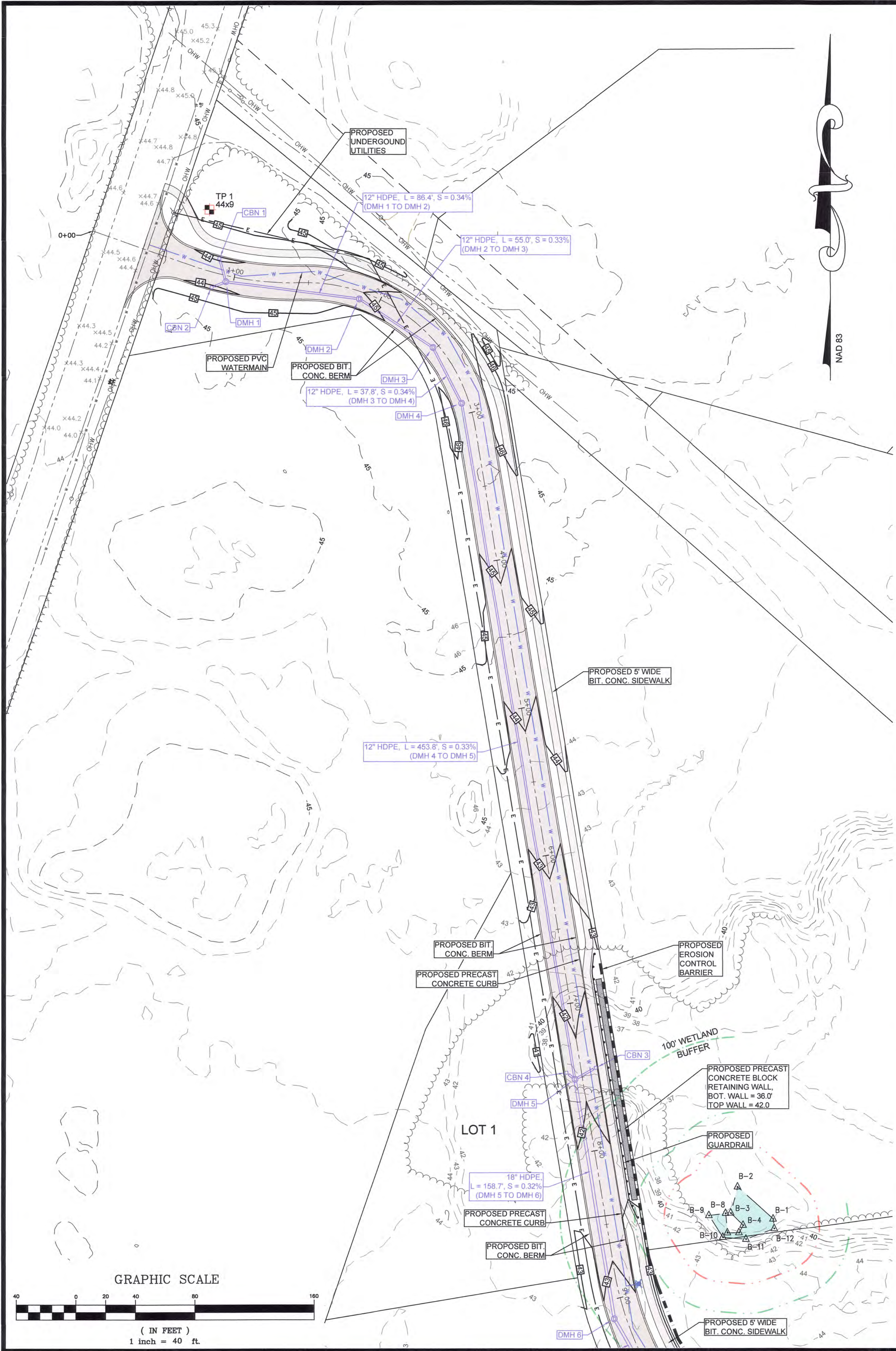
No.	DATE	DESC.

PREPARED FOR:  
SARAJON REALTY, LLC  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO:	6924





LOCUS MAP  
SCALE 1" = 2000'

JOHN L. CHURCHILL, JR., P.E. DATE

DEFINITIVE  
SUBDIVISION PLAN  
OF  
HIDDEN TRAILS  
OFF  
COUNTY ROAD  
IN  
W. WAREHAM  
MASSACHUSETTS  
(PLYMOUTH COUNTY)

GRADING AND  
UTILITIES

REVISIONS:

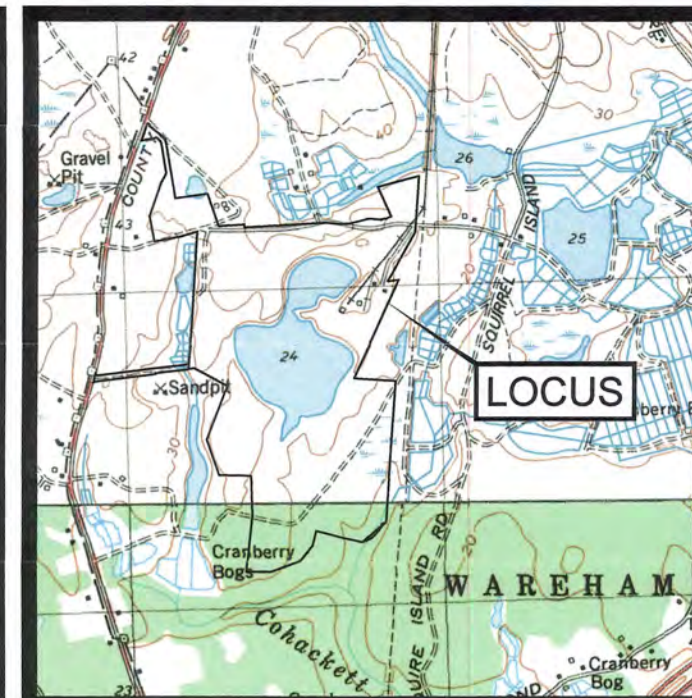
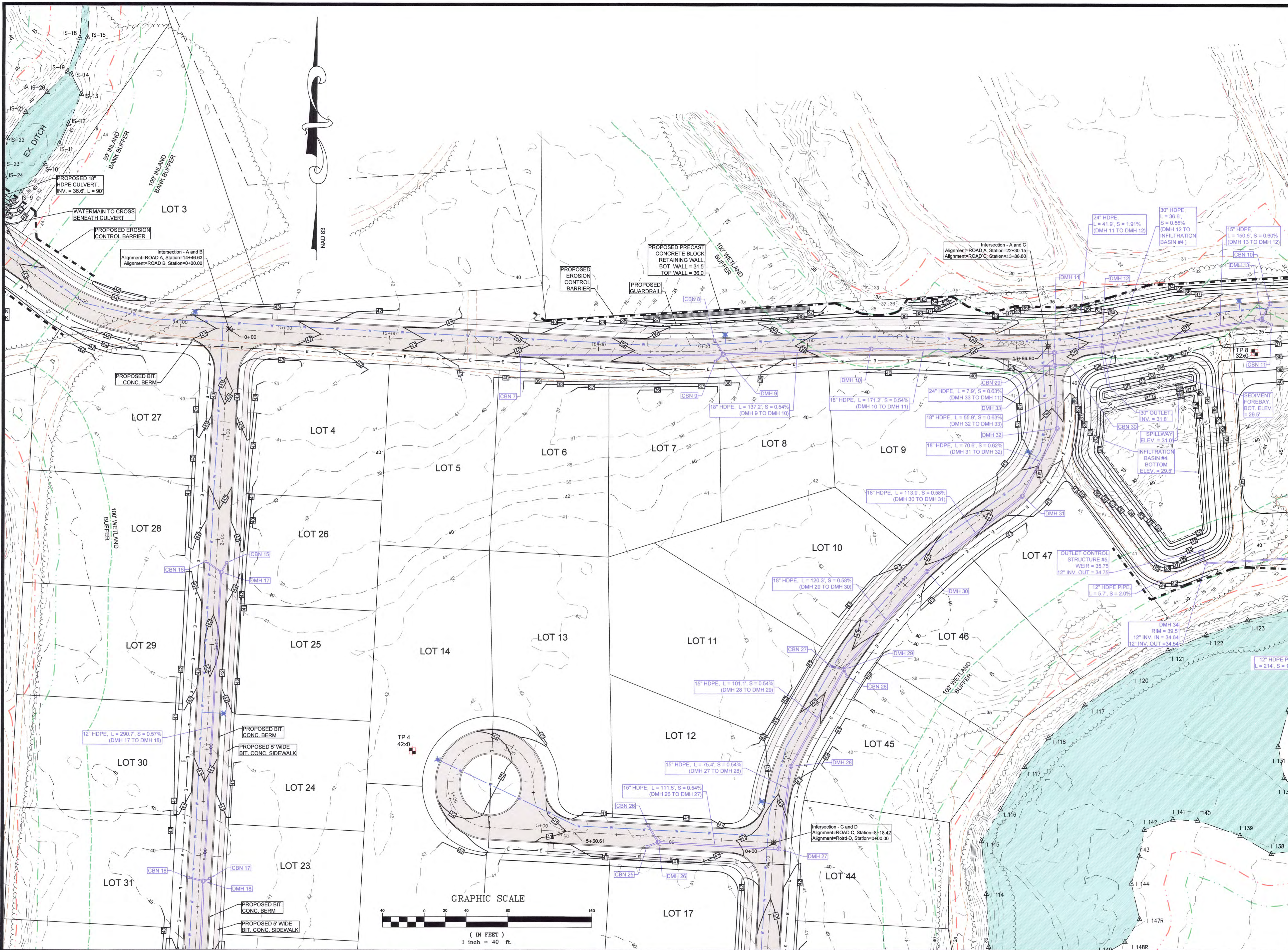
No.	DATE	DESC.

PREPARED FOR:  
SARAJON REALTY, LLC  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: SEPTEMBER 7, 2023  
DRAWN: BMB  
CHECK: JLC  
SCALE: AS NOTED  
JOB NO: 6924  
SHEET 12 OF 23





LOCUS MAP  
SCALE 1" = 200'



JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN**  
OF  
**HIDDEN TRAILS**  
OFF  
**COUNTY ROAD**  
IN  
**W. WAREHAM MASSACHUSETTS**  
(PLYMOUTH COUNTY)

**GRADING AND UTILITIES**

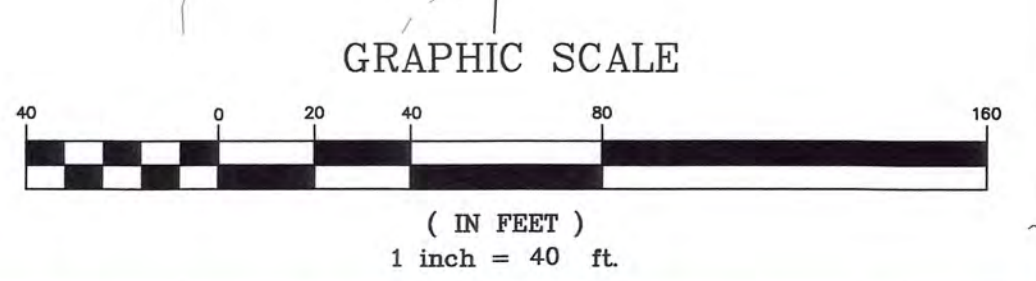
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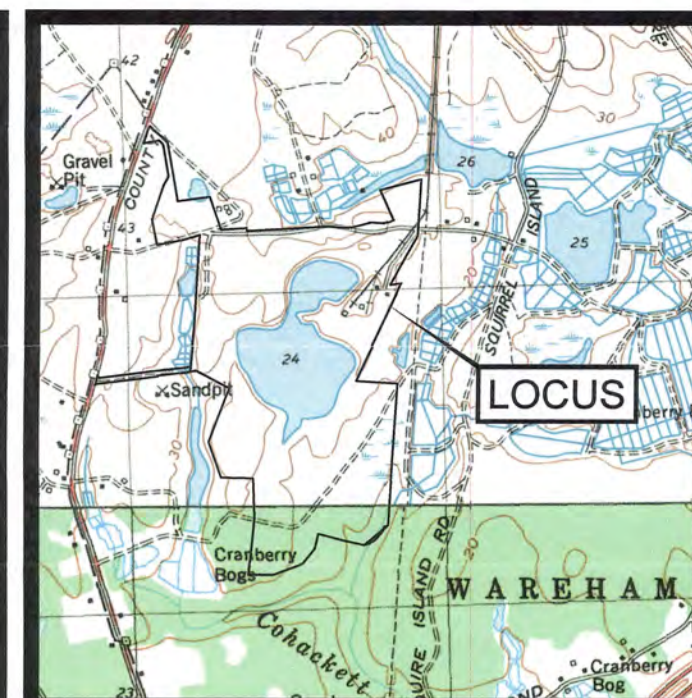
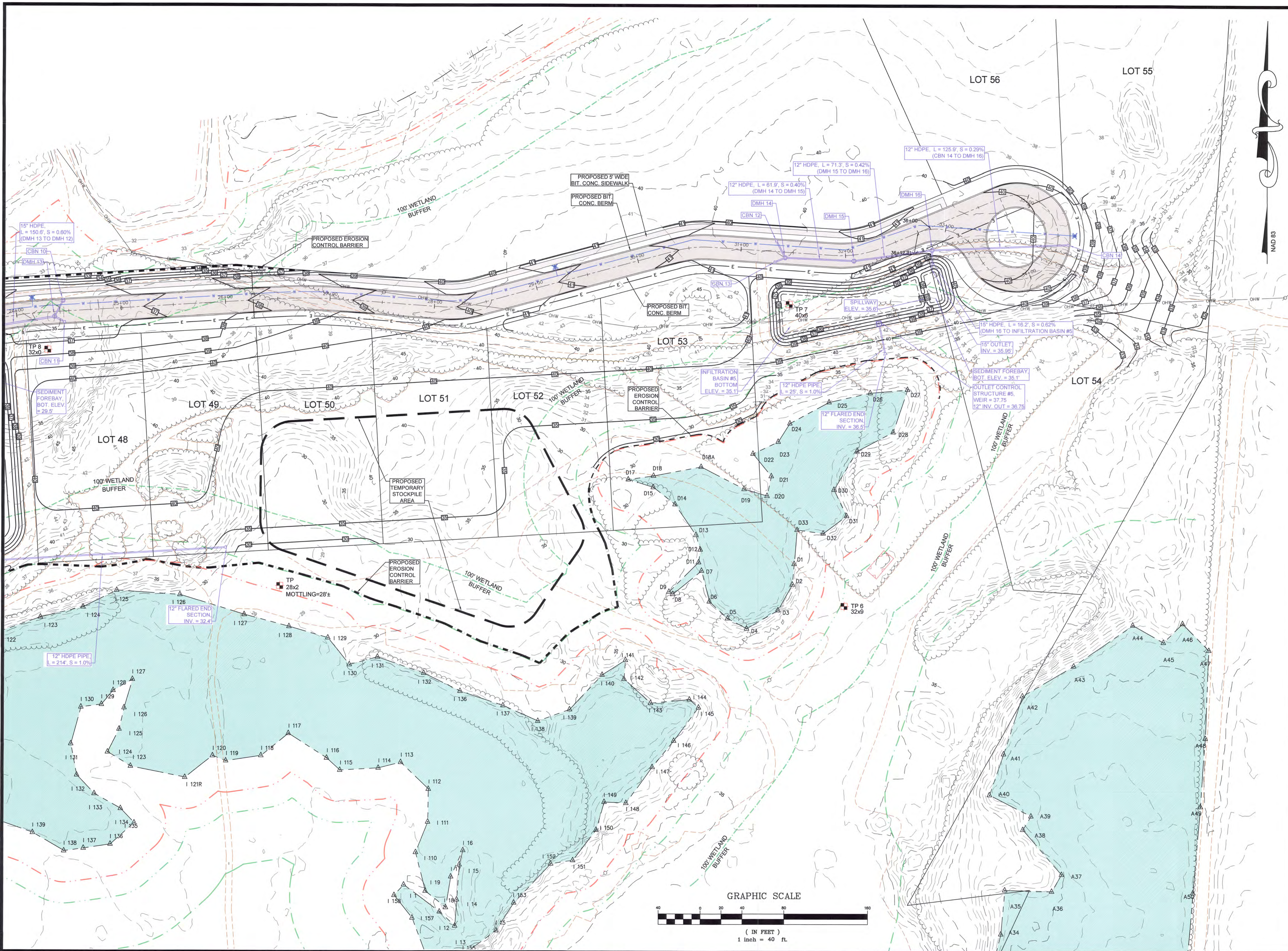
PREPARED FOR:  
SARAJON REALTY, LLC  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO.:	6924







LOCUS MAP  
SCALE 1" = 200'



JOHN L. CHURCHILL, JR., P.E. DATE 9/1/23

**DEFINITIVE SUBDIVISION PLAN**  
OF  
**HIDDEN TRAILS**  
OFF  
**COUNTY ROAD**  
IN  
**W. WAREHAM MASSACHUSETTS**  
(PLYMOUTH COUNTY)

**GRADING AND UTILITIES**

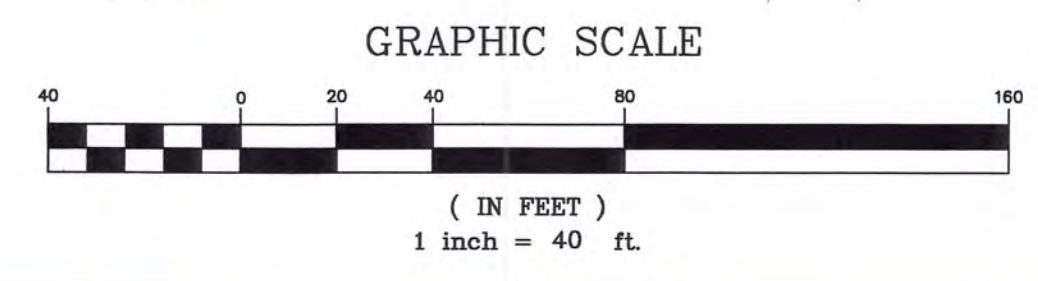
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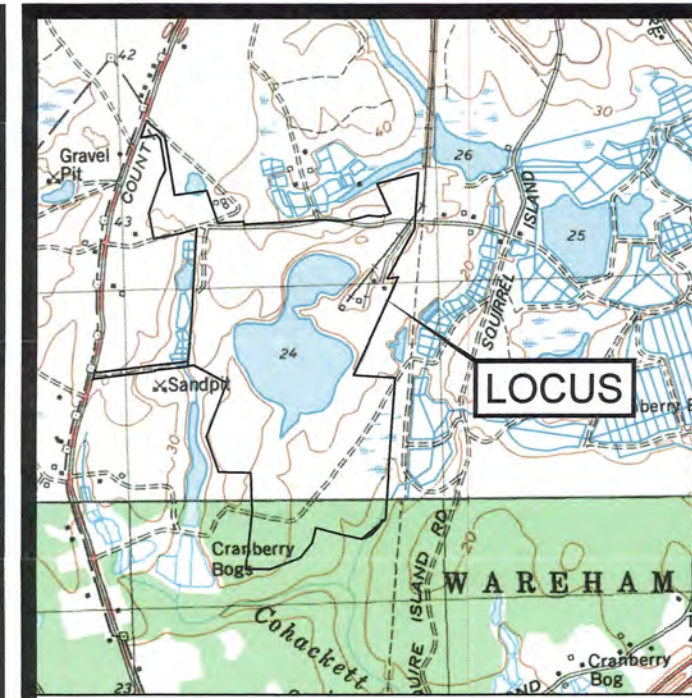
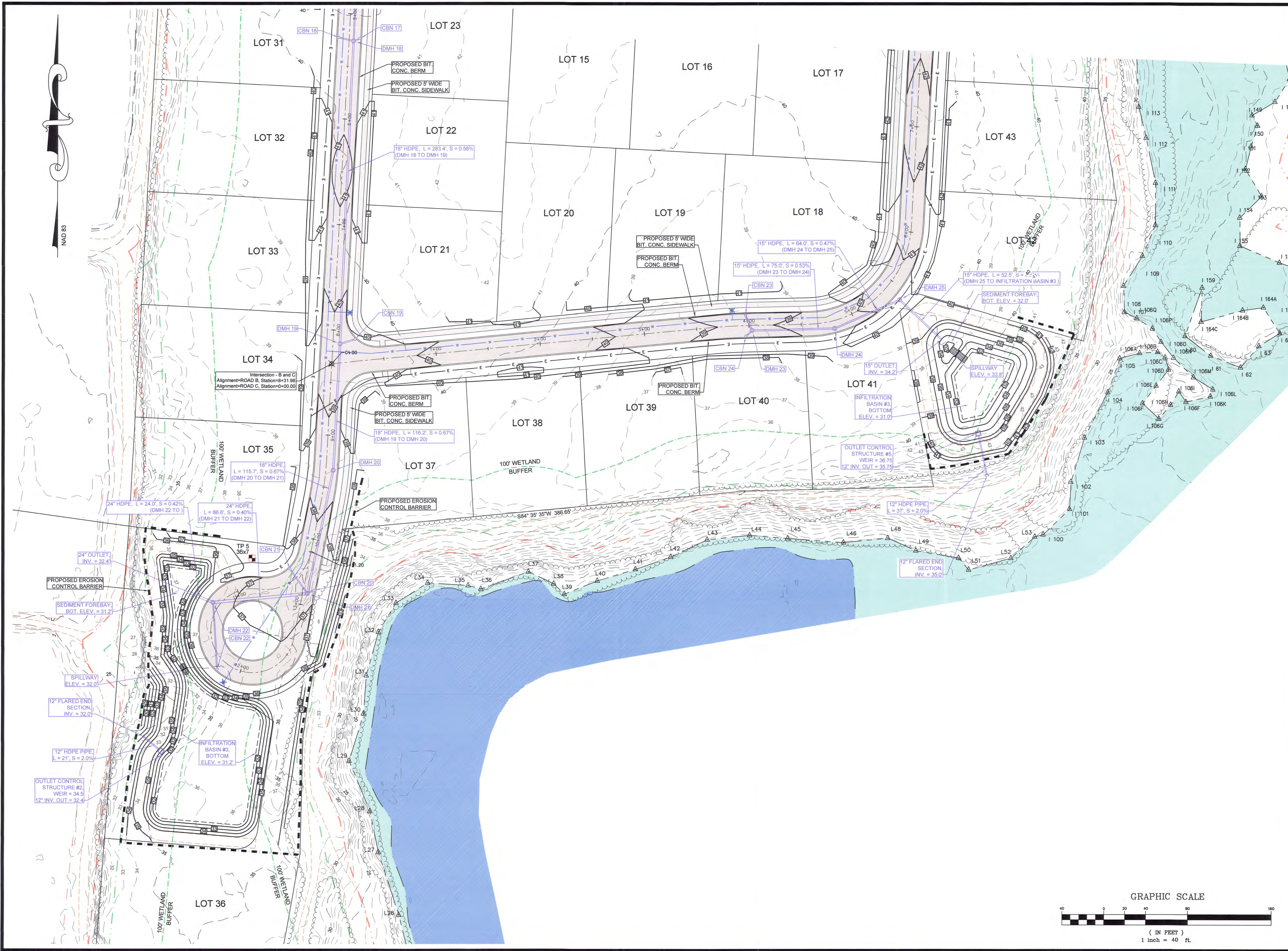
PREPARED FOR:  
**SARAJON REALTY, LLC**  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
**JC ENGINEERING, INC.**  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

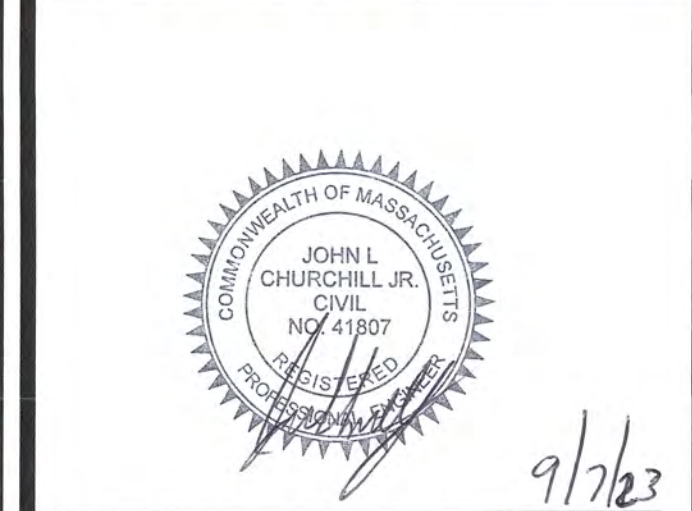
DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO.:	6924







LOCUS MAP  
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN**  
OF  
**HIDDEN TRAILS**  
OFF  
**COUNTY ROAD**  
IN  
**WAREHAM MASSACHUSETTS**  
(PLYMOUTH COUNTY)

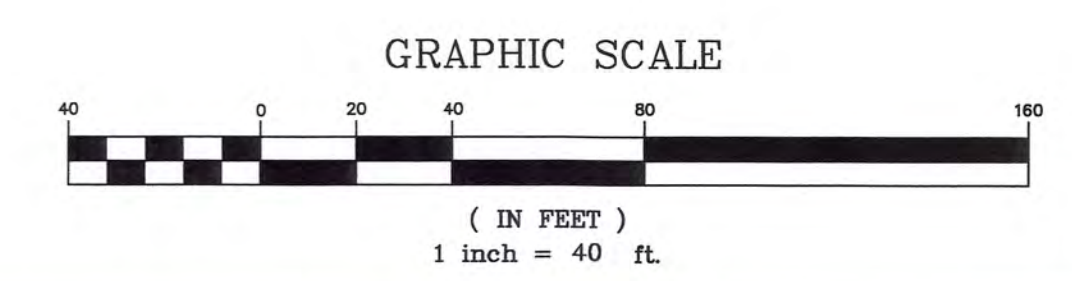
**GRADING AND UTILITIES**

REVISIONS:

No.	DATE	DESC.

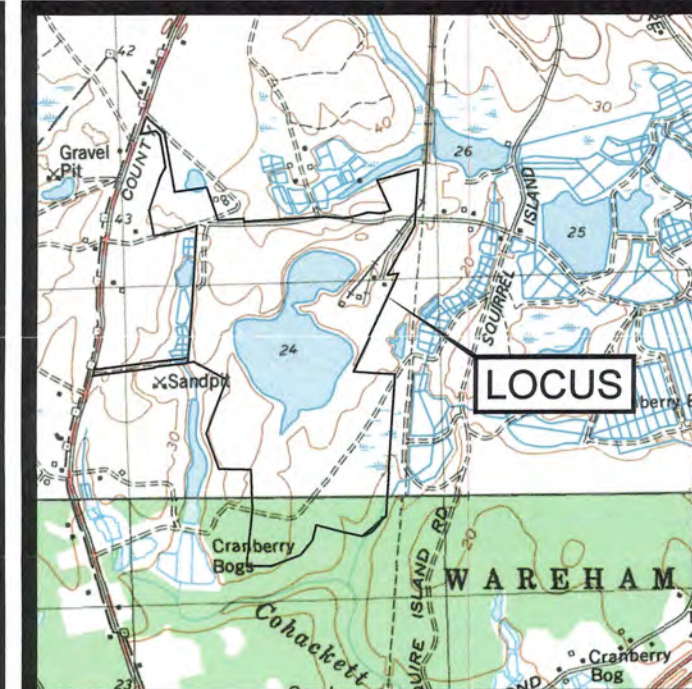
PREPARED FOR:  
SARAJON REALTY, LLC  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377



DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO:	6924





LOCUS MAP  
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/26/23

**DEFINITIVE  
SUBDIVISION PLAN  
OF  
HIDDEN TRAILS  
OFF  
COUNTY ROAD  
IN  
W. WAREHAM  
MASSACHUSETTS  
(PLYMOUTH COUNTY)**

**ROADWAY PROFILE**

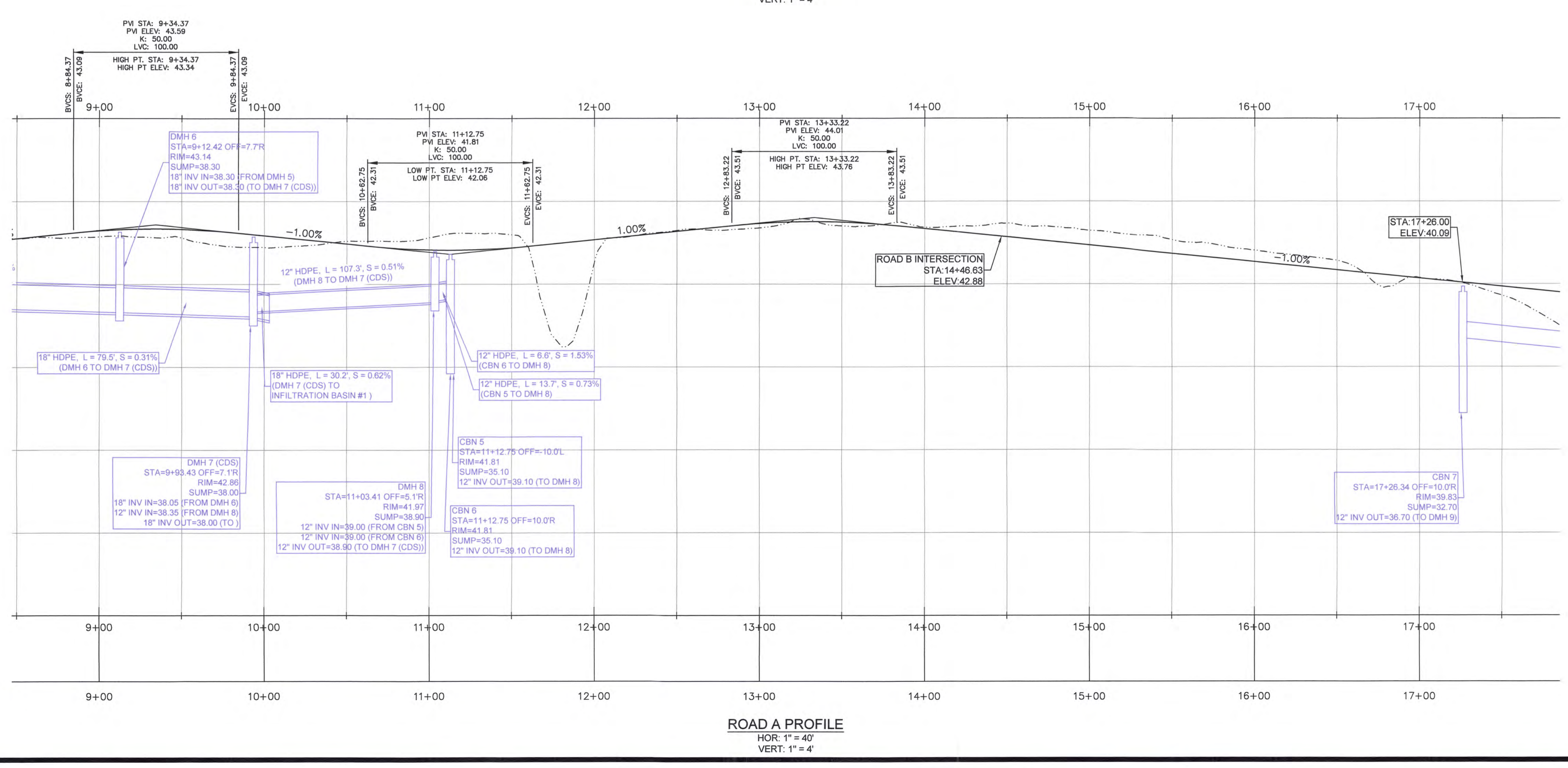
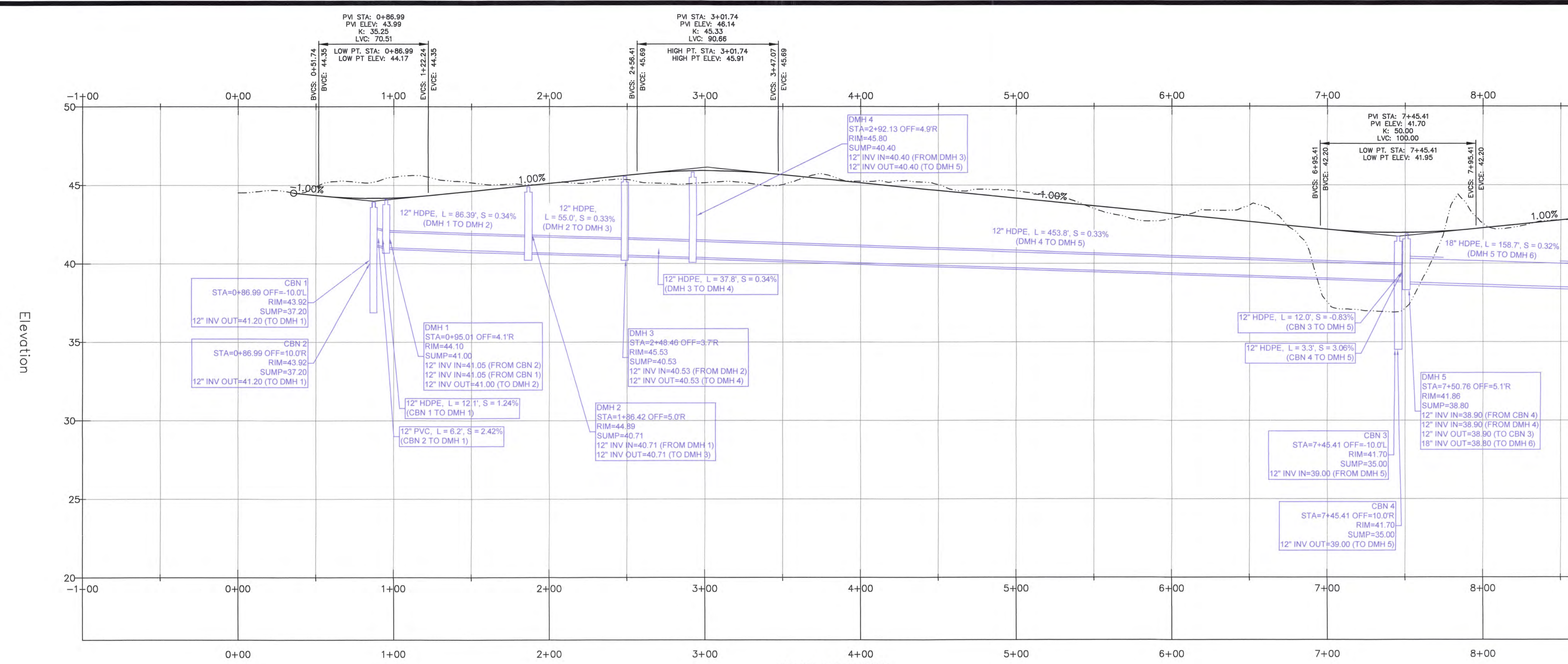
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No.	DATE	DESC.

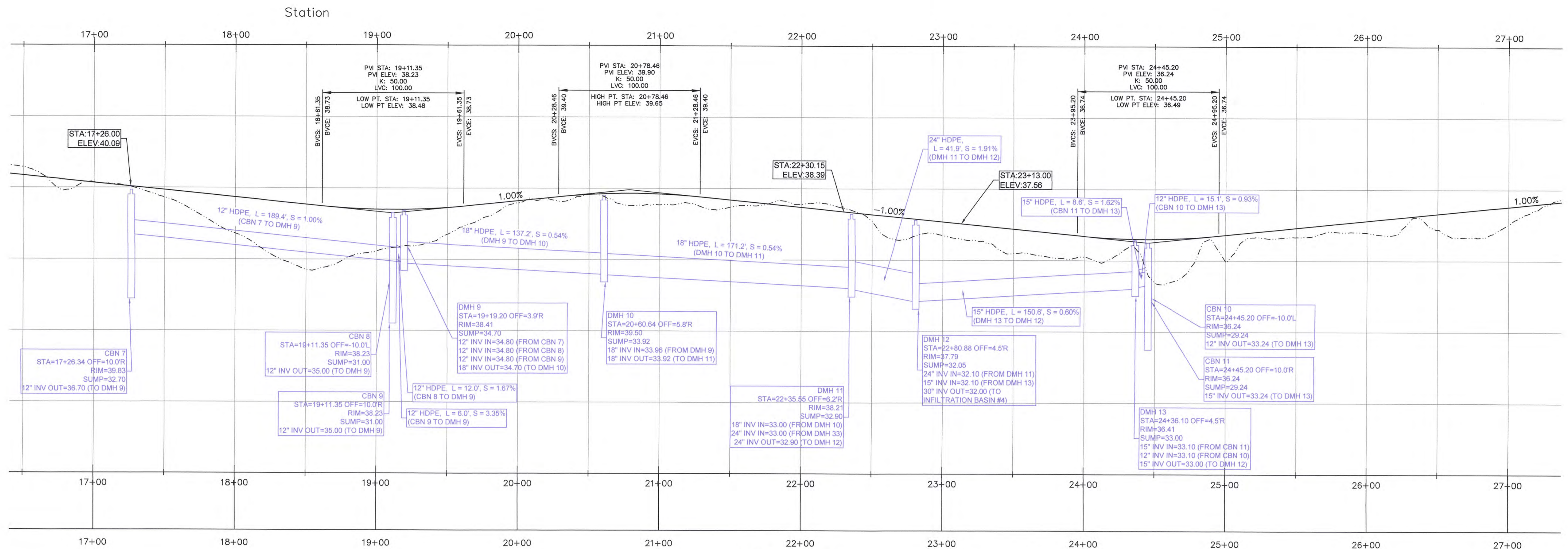
PREPARED FOR:  
**SARAJON REALTY, LLC**  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
**JC ENGINEERING, INC.**  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

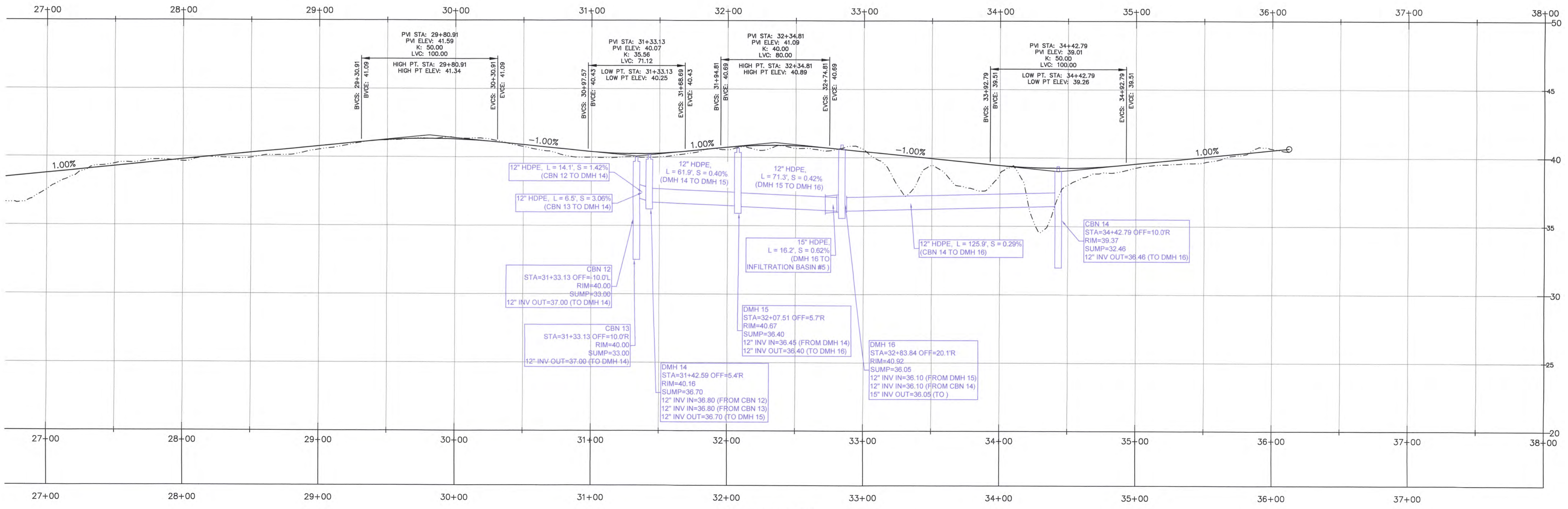
DATE:	SEPTEMBER 7, 2023
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SCALE:	AS NOTED
JOB NO:	6924



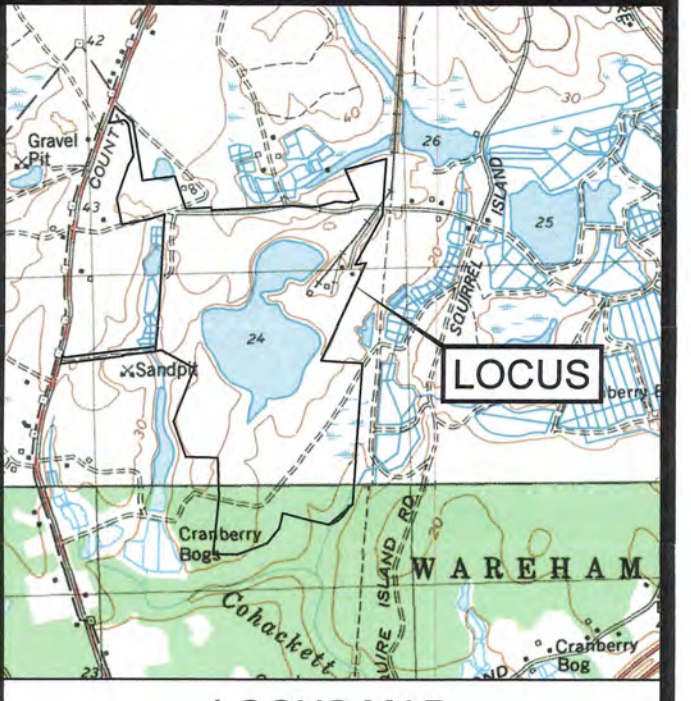




ROAD A PROFILE  
HOR: 1" = 40'  
VERT: 1" = 4'



ROAD A PROFILE  
HOR: 1" = 40'  
VERT: 1" = 4'



LOCUS MAP  
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

**DEFINITIVE  
SUBDIVISION PLAN  
OF  
HIDDEN TRAILS  
OFF  
COUNTY ROAD  
IN  
W. WAREHAM  
MASSACHUSETTS  
(PLYMOUTH COUNTY)**

**ROADWAY PROFILE**

**REVISIONS:**

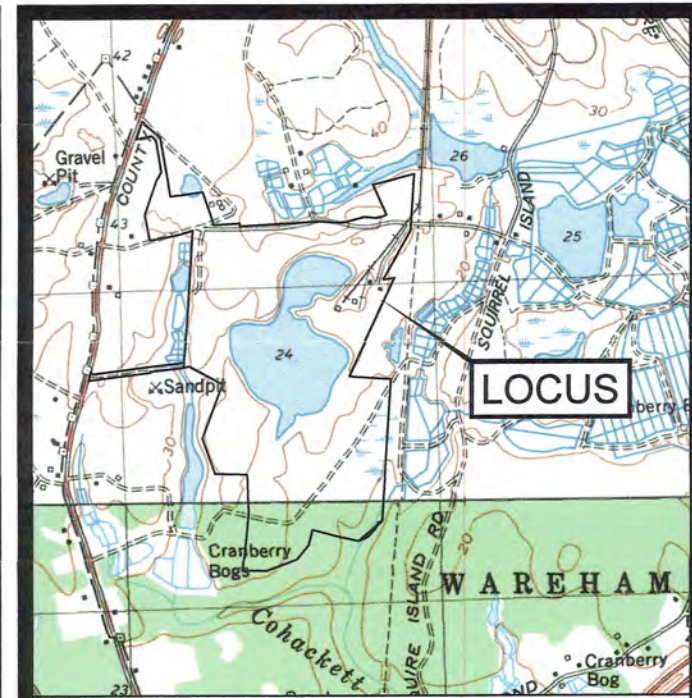
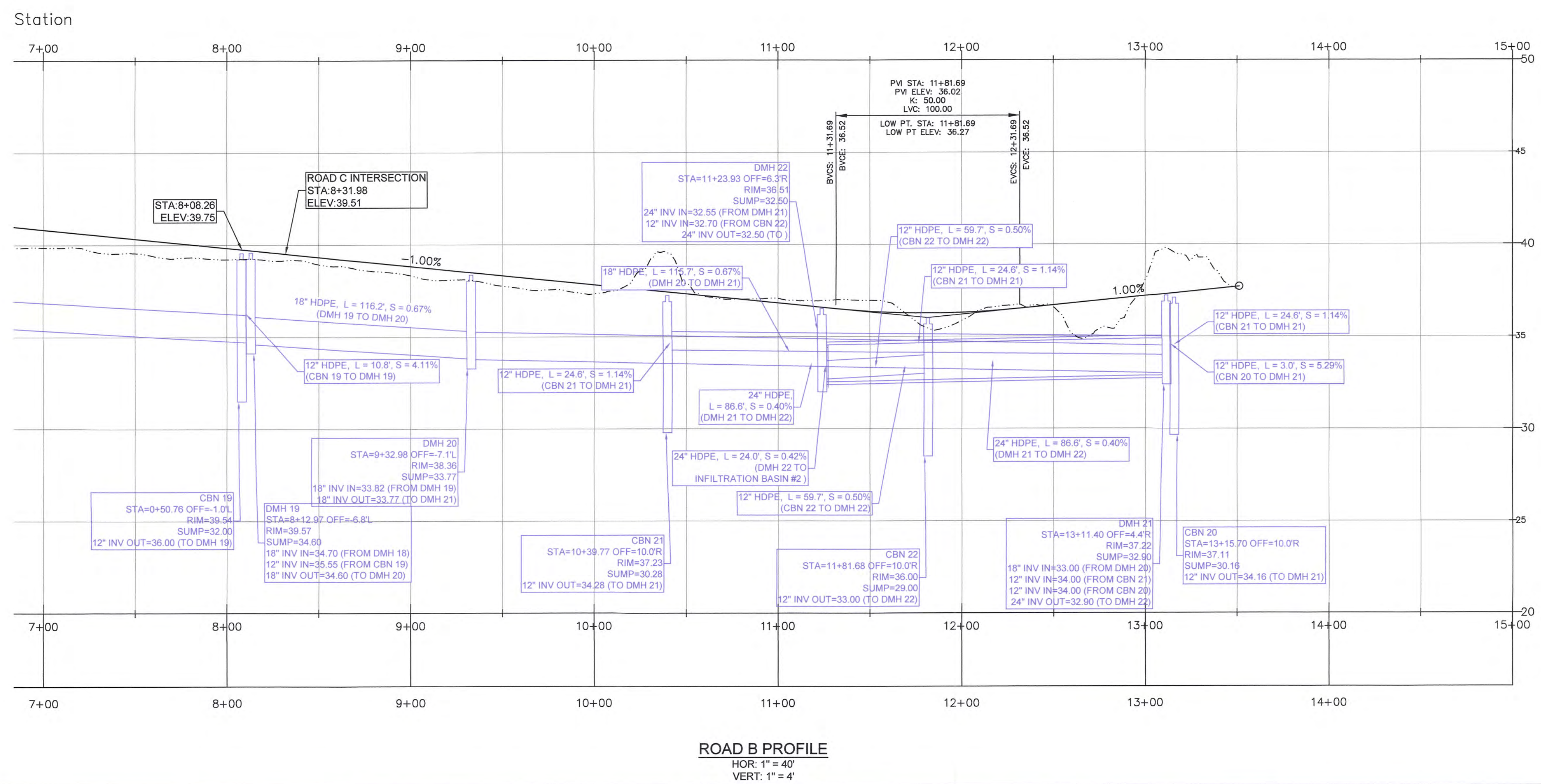
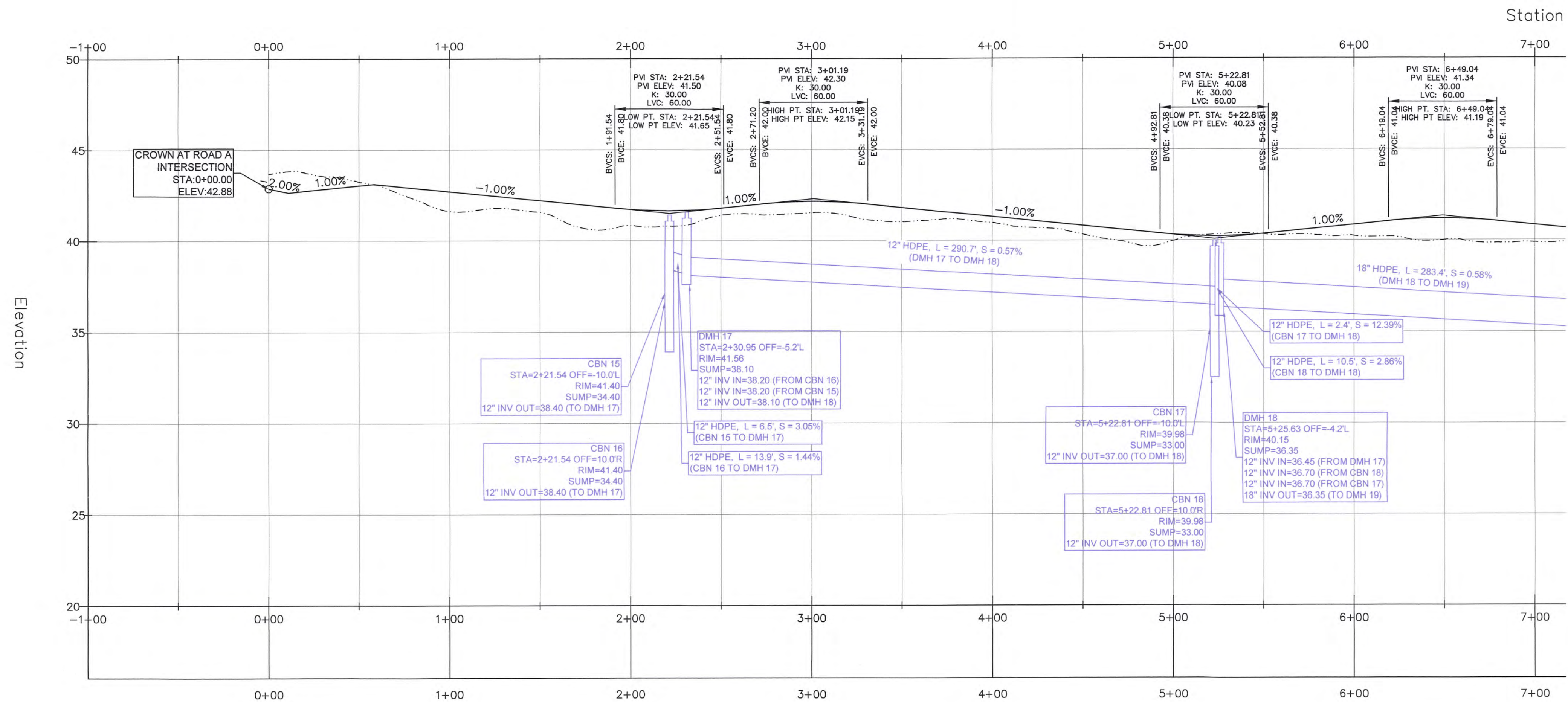
No.	DATE	DESC.

PREPARED FOR:  
**SARAJON REALTY, LLC**  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
**JC ENGINEERING, INC.**  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO:	6924





LOCUS MAP  
 SCALE 1" = 2000'

JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN**  
 OF  
**HIDDEN TRAILS**  
 OFF  
**COUNTY ROAD**  
 IN  
**W. WAREHAM MASSACHUSETTS**  
 (PLYMOUTH COUNTY)

**ROADWAY PROFILE**

**REVISIONS:**

No.	DATE	DESC.

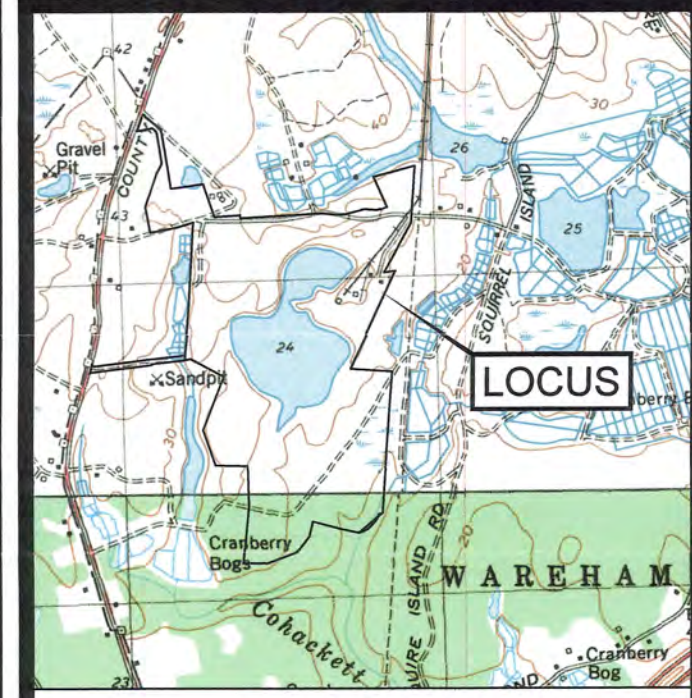
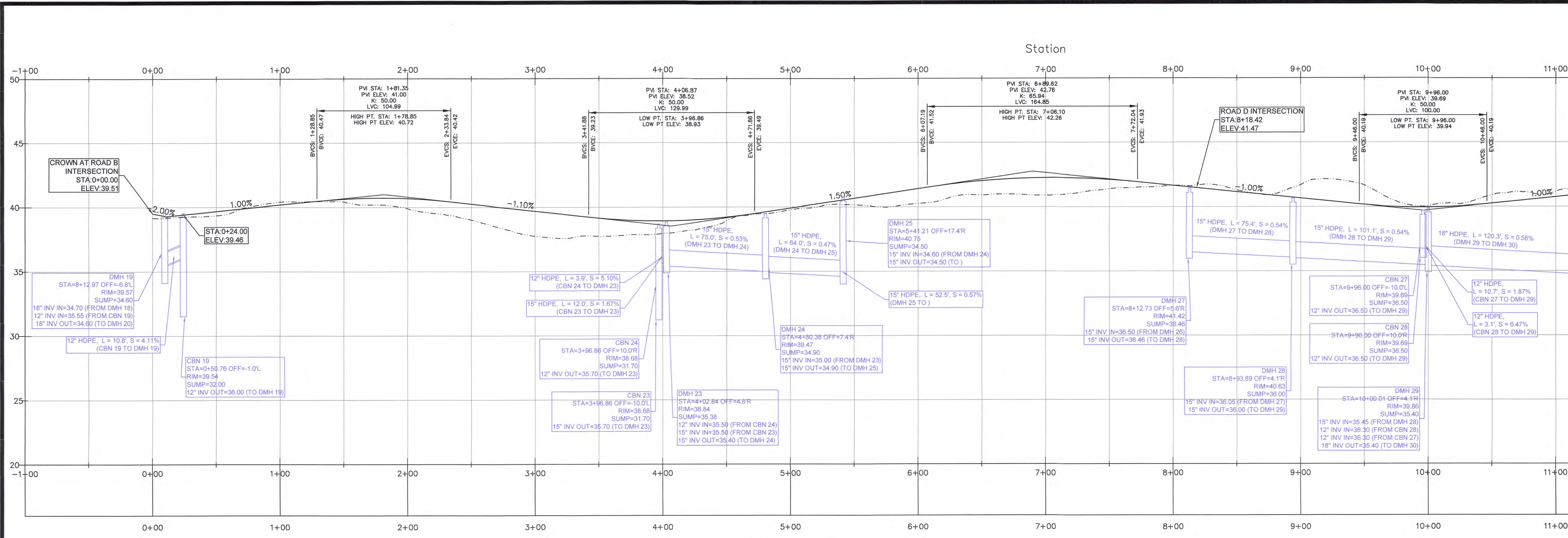
PREPARED FOR:  
**SARAJON REALTY, LLC**  
 2854 CRANBERRY HIGHWAY  
 E. WAREHAM, MA 02538

PREPARED BY:  
**JC ENGINEERING, INC.**  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 508-273-0377

DATE: SEPTEMBER 7, 2023  
 DRAWN: BMB  
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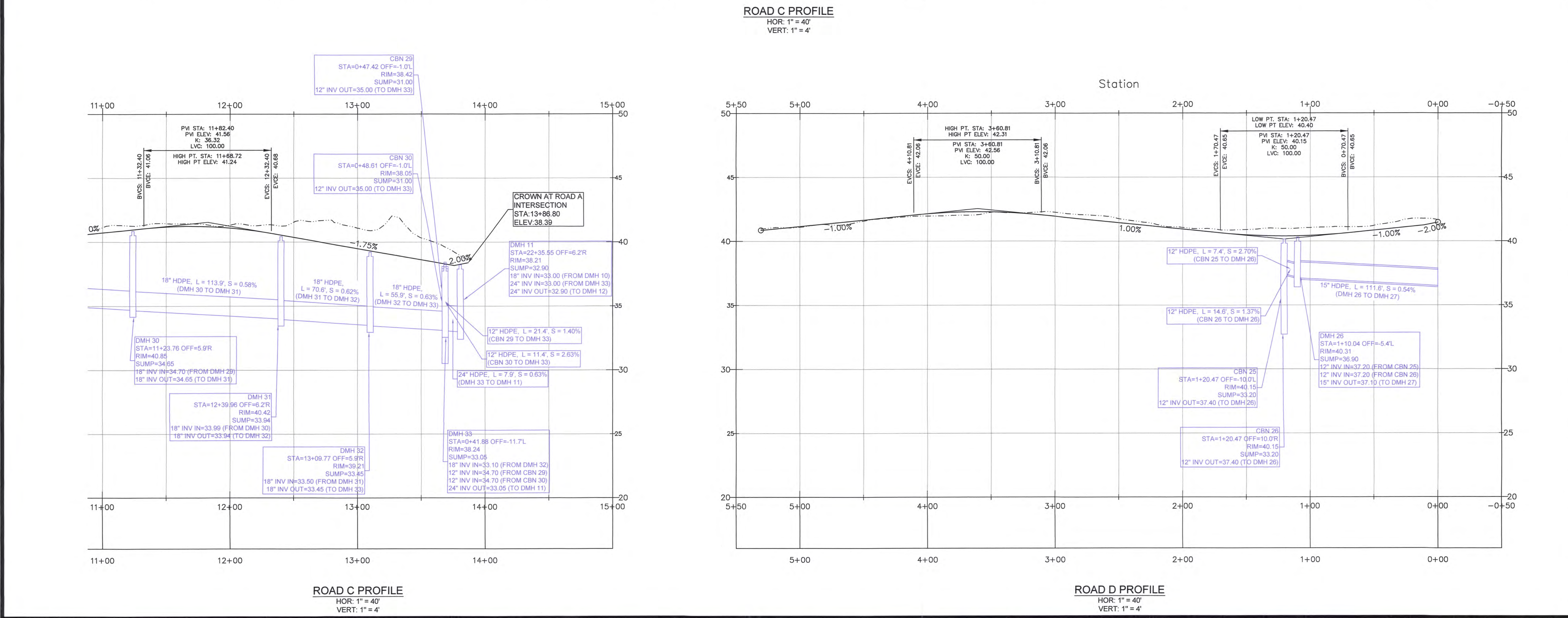
**SHEET 18 OF 23**





JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN**  
 OF  
**HIDDEN TRAILS**  
 OFF  
**COUNTY ROAD**  
 IN  
**W. WAREHAM MASSACHUSETTS**  
 (PLYMOUTH COUNTY)



**REVISIONS:**

No.	DATE	DESC.

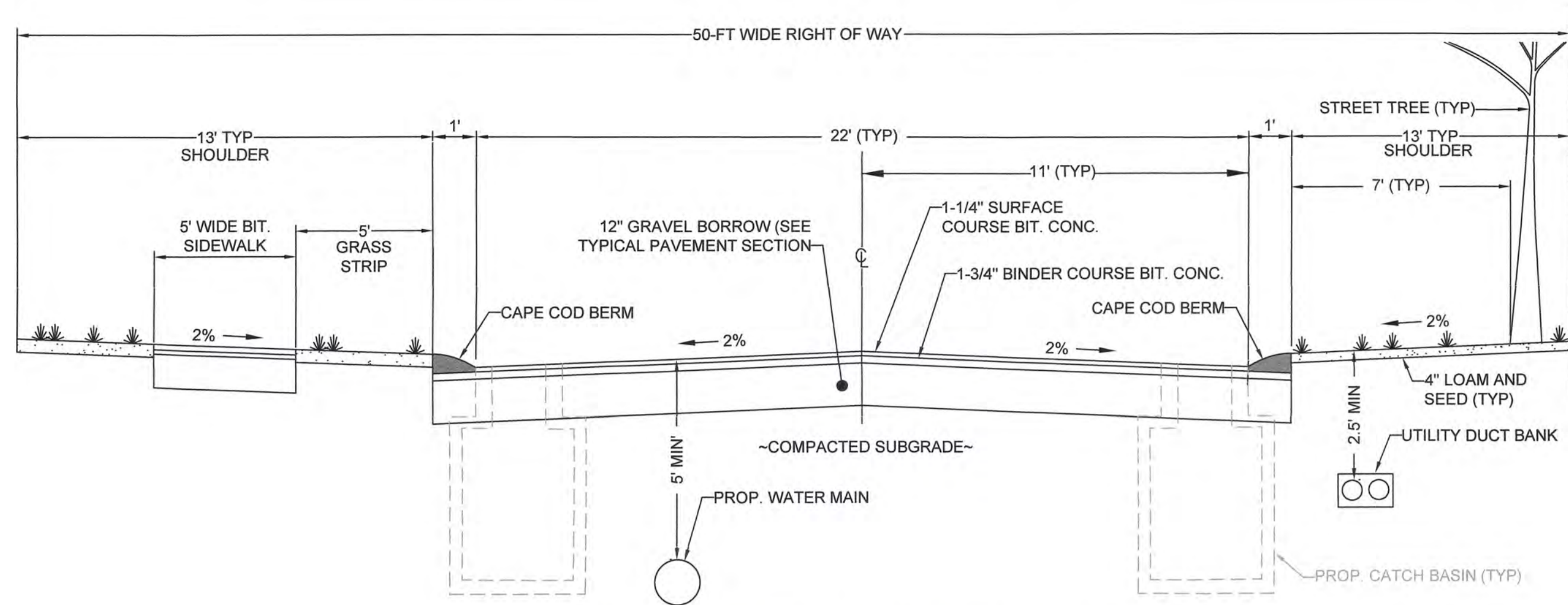
PREPARED FOR:  
**SARAJON REALTY, LLC**  
 2854 CRANBERRY HIGHWAY  
 E. WAREHAM, MA 02538

PREPARED BY:  
**JC ENGINEERING, INC.**  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 508-273-0377

DATE: SEPTEMBER 7, 2023  
 DRAWN: BMB  
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 SCALE: AS NOTED  
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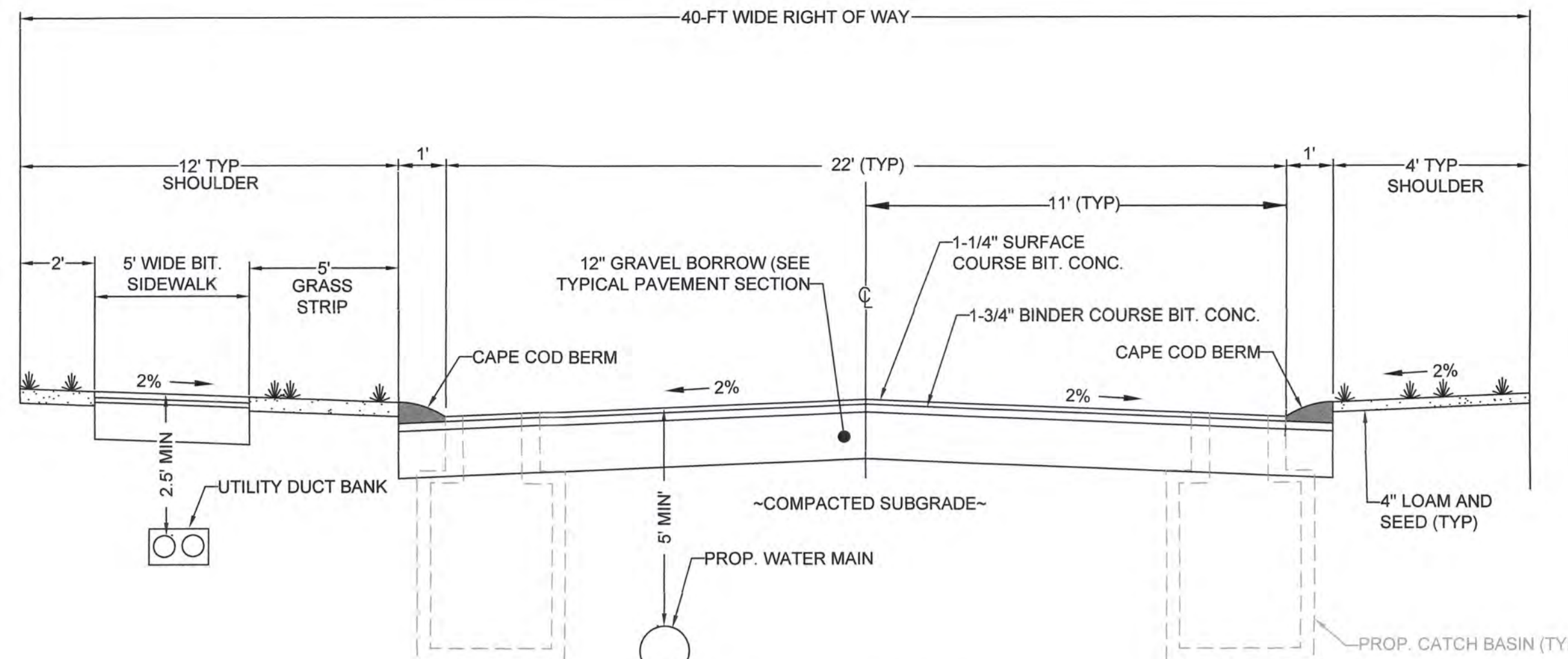
**SHEET 19 OF 23**





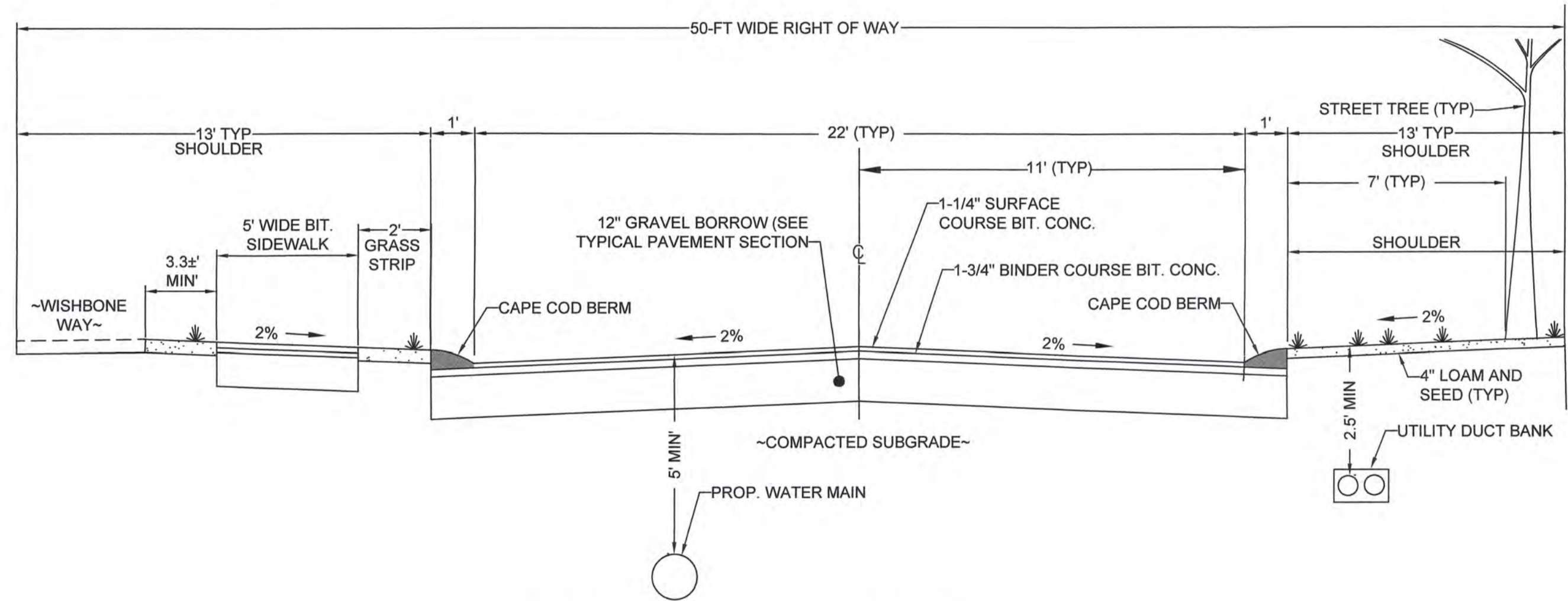
**TYPICAL ROADWAY CROSS SECTION-1**

ROAD A: STA 0+00 TO 1+46 ±, 3+02 TO 6+59 ±, 8+60 TO 35+77 ±  
 ROAD B: TYP FOR ALL  
 ROAD C: TYP FOR ALL  
 NOT TO SCALE



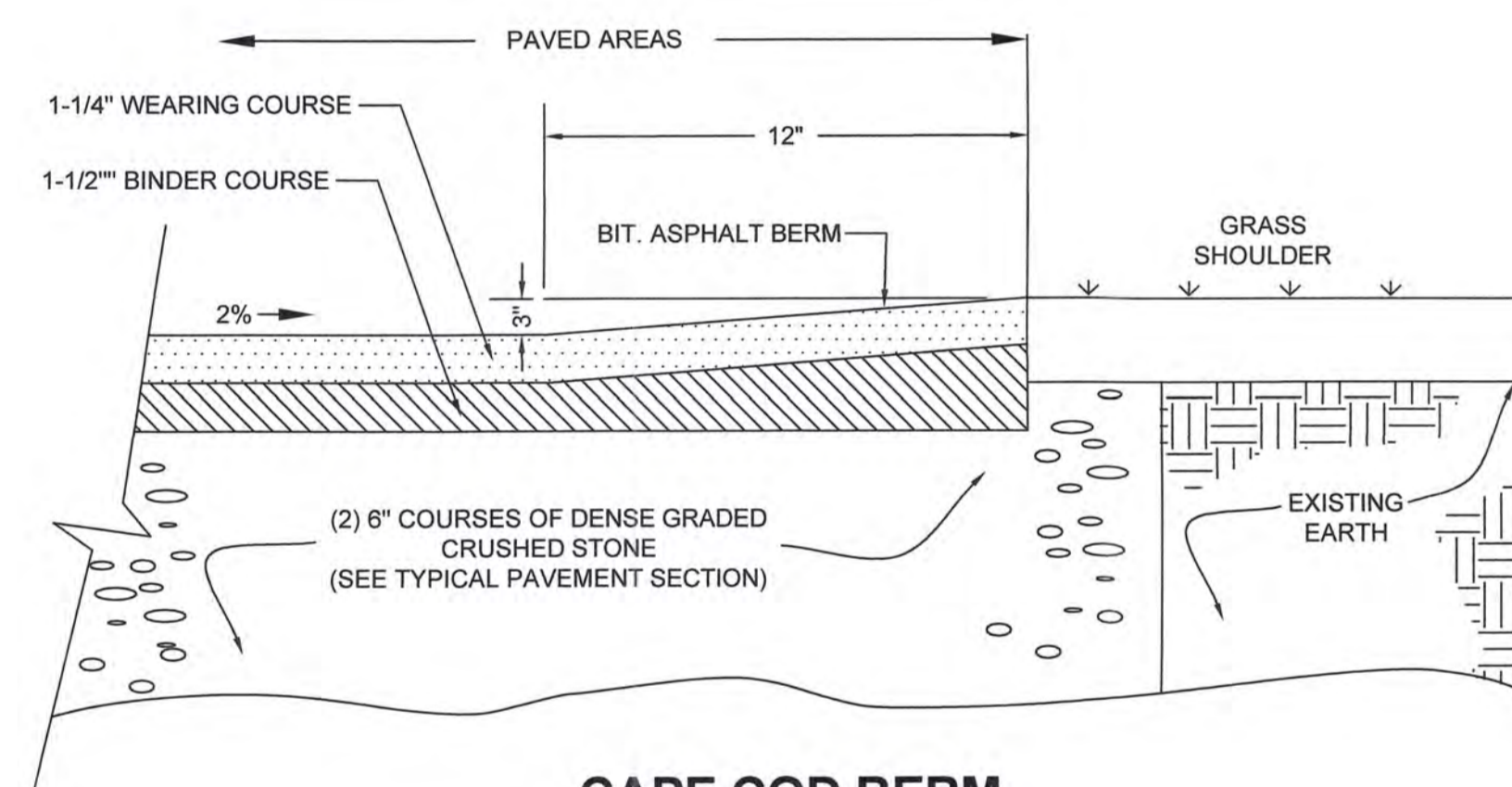
**TYPICAL ROADWAY CROSS SECTION-4**

ROAD D: TYP FOR ALL  
 NOT TO SCALE



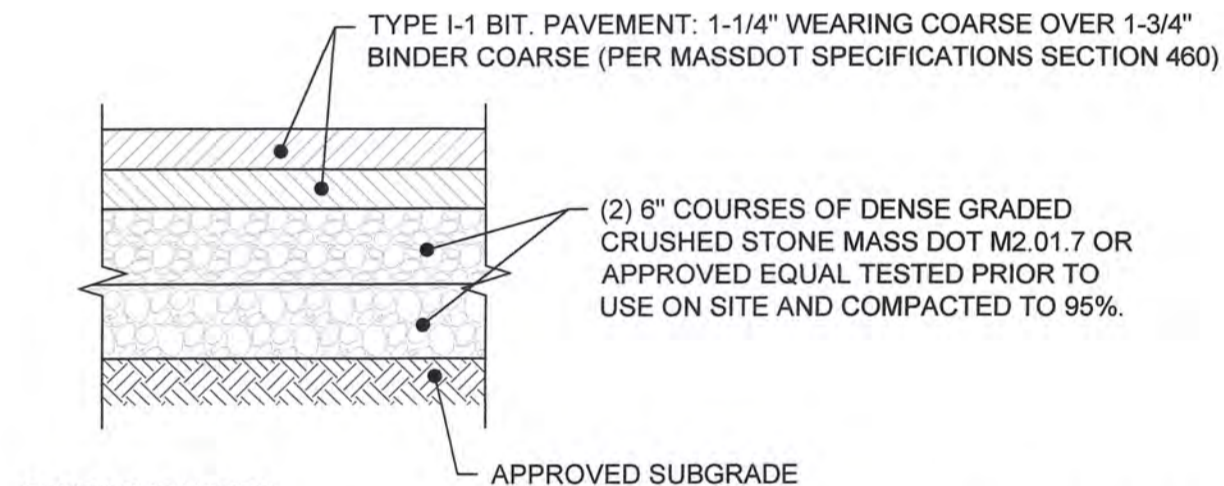
**TYPICAL ROADWAY CROSS SECTION-2**

ROAD A: STA 1+46 TO 3+02 ±  
 NOT TO SCALE



**CAPE COD BERM**

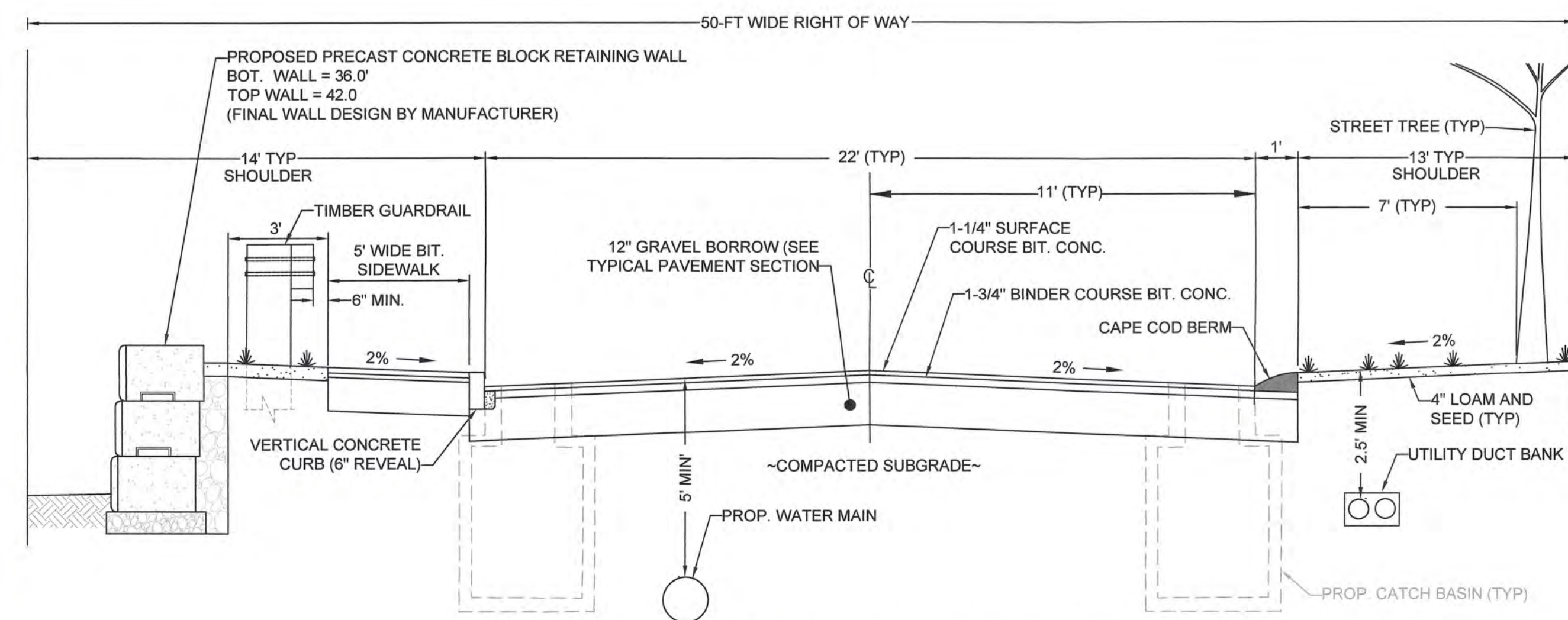
NOT TO SCALE



**TYPICAL PAVEMENT SECTION**

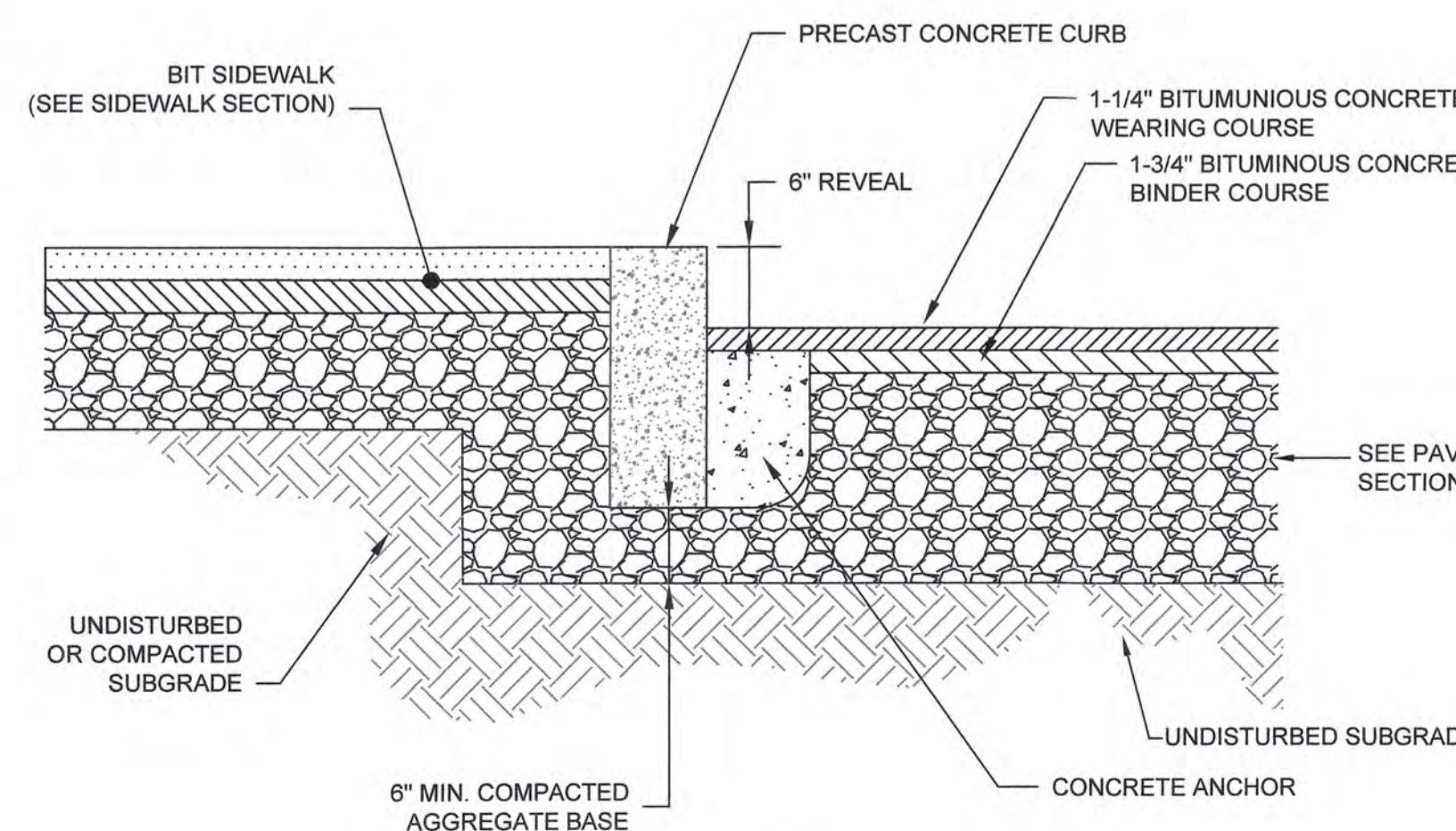
NOT TO SCALE

- PAVEMENT NOTES:
1. SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
  2. SUBGRADE SHALL BE PLACED IN MAXIMUM 6" LIFTS (COMPACTED TO 95%)
  3. REFER TO SITE PLAN FOR EXTENTS OF BITUMINOUS PAVEMENT.
  4. THE INSTALLED BINDER COURSE SHALL BE SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COURSE BY A MECHANICAL SWEEPER. TACK COAT SHALL BE APPLIED PER THE SPECIFICATIONS.



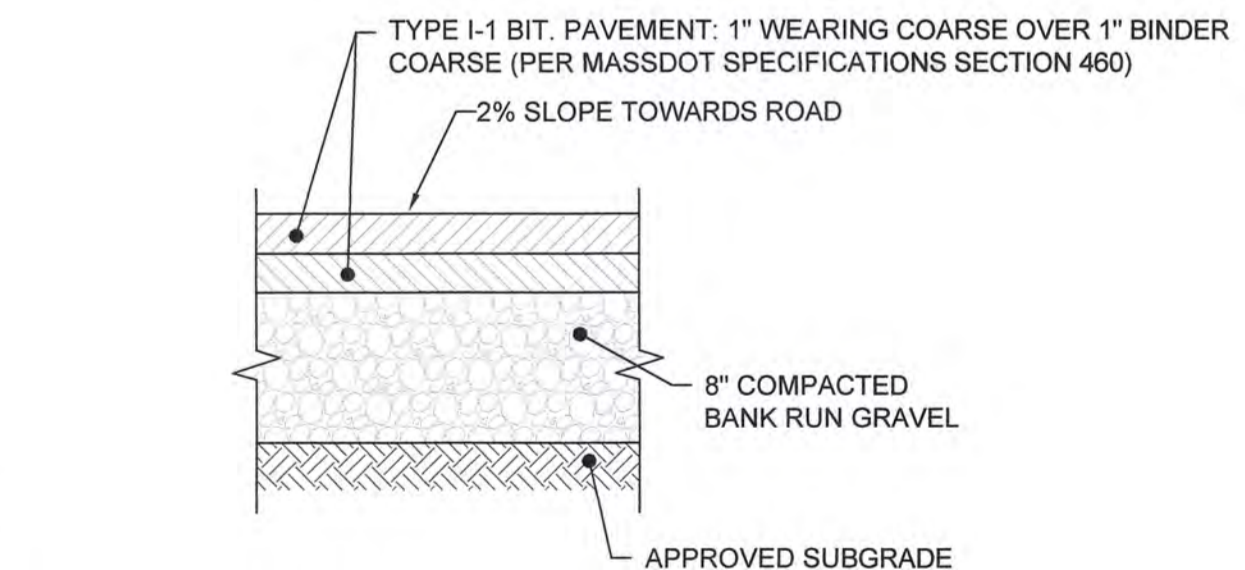
**TYPICAL ROADWAY CROSS SECTION-3**

ROAD A: STA 6+59 TO 8+60 ±  
 NOT TO SCALE



**PRECAST CONCRETE CURB**

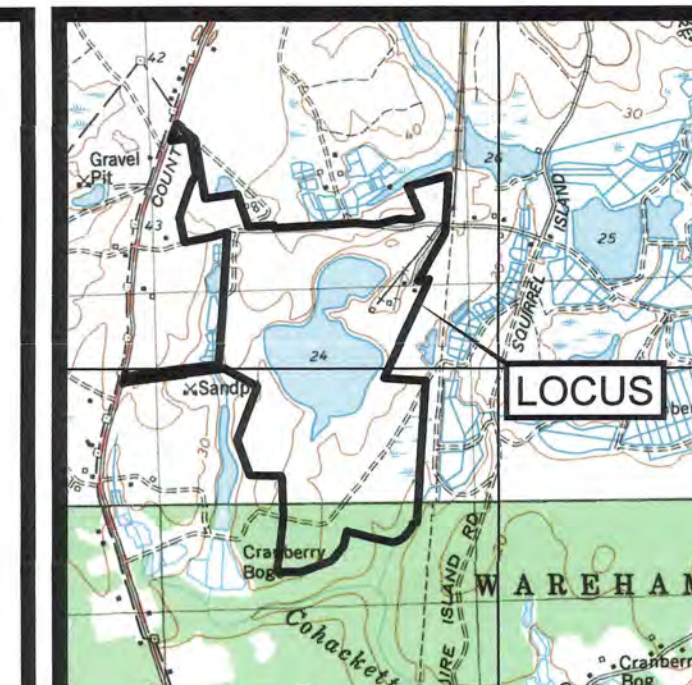
NOT TO SCALE



**SIDEWALK SECTION**

NOT TO SCALE

- SIDEWALK NOTES:
1. SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
  2. SUBGRADE SHALL BE PLACED IN MAXIMUM 6" LIFTS (COMPACTED TO 95%)
  3. SIDEWALK SHALL BE 5-FT WIDE UNLESS OTHERWISE NOTED
  4. THE INSTALLED BINDER COURSE SHALL BE SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COURSE BY A MECHANICAL SWEEPER. TACK COAT SHALL BE APPLIED PER THE SPECIFICATIONS.



**LOCUS MAP**

SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN OF HIDDEN TRAILS OFF COUNTY ROAD IN W. WAREHAM MASSACHUSETTS (PLYMOUTH COUNTY)**

**DETAIL SHEET**

**REVISIONS:**

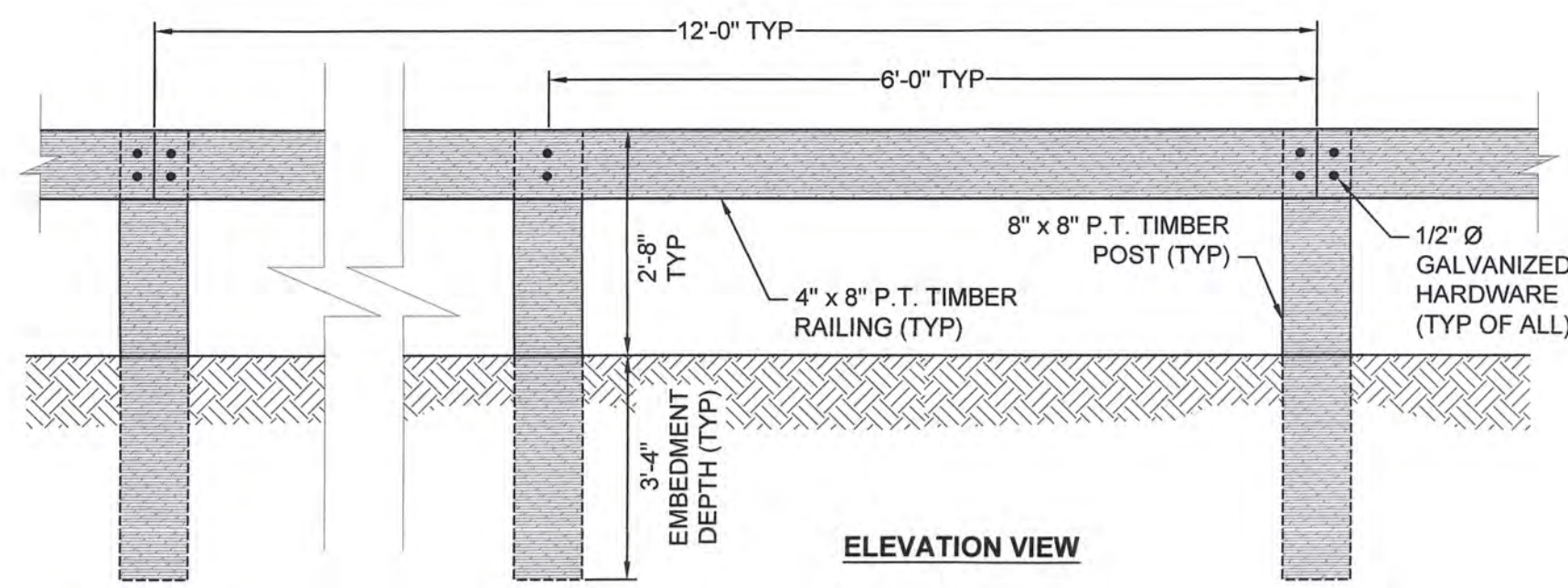
No.	DATE	DESC.

PREPARED FOR:  
 SARAJON REALTY, LLC  
 2854 CRANBERRY HIGHWAY  
 E. WAREHAM, MA 02538

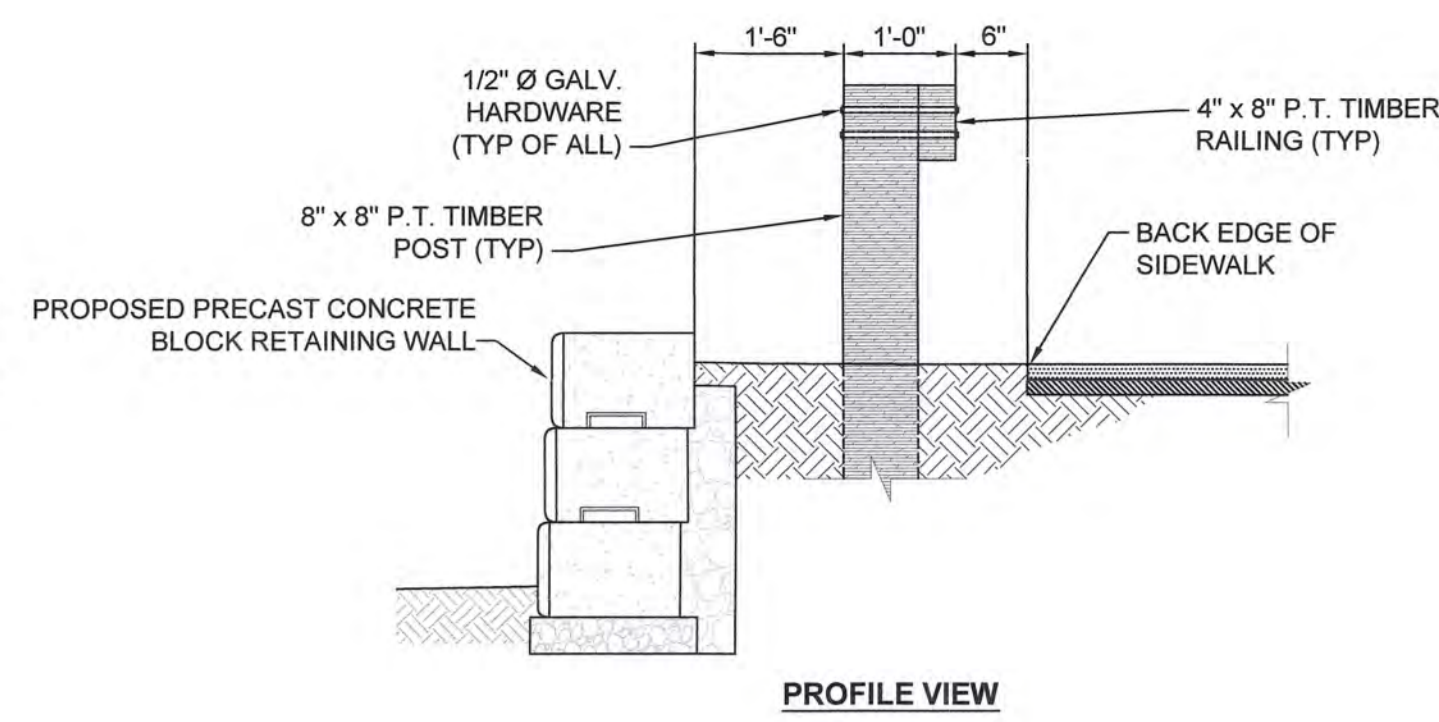
PREPARED BY:  
 JC ENGINEERING, INC.  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 508-273-0377

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO:	6924

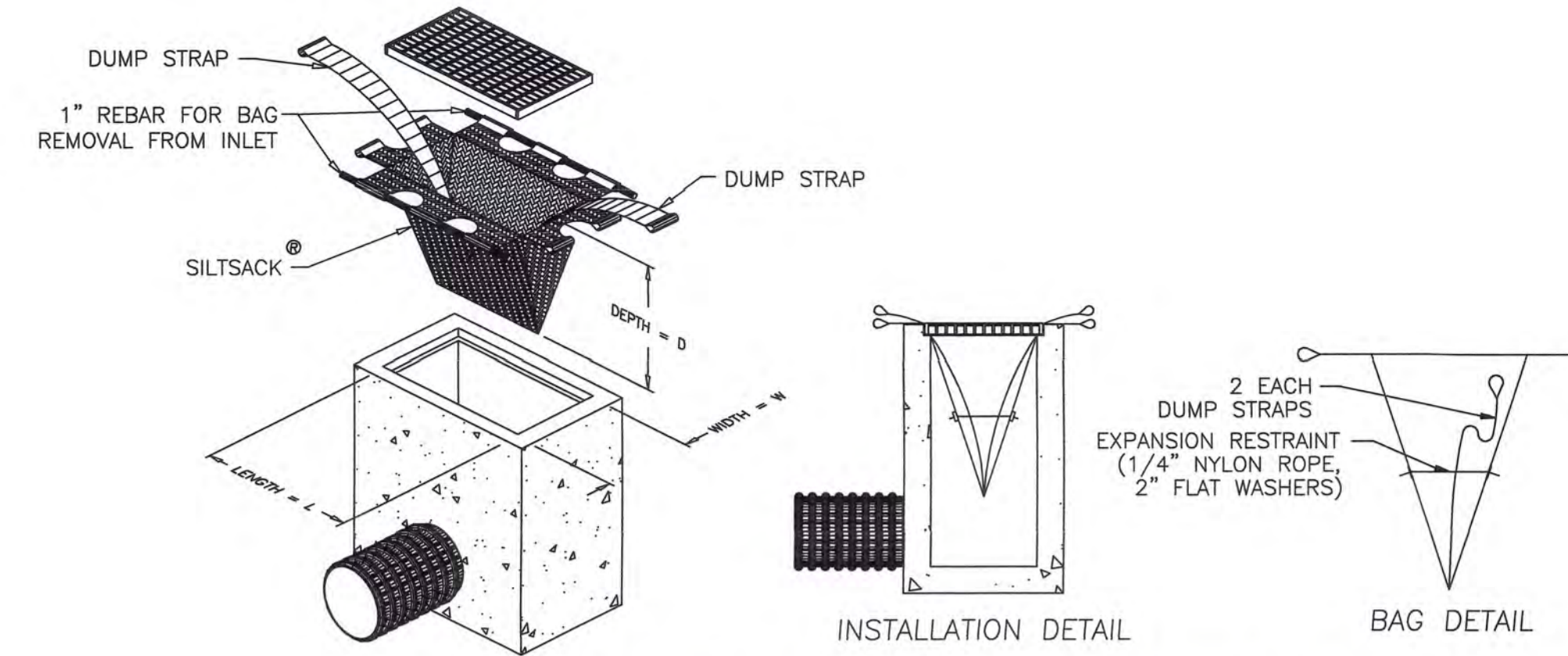




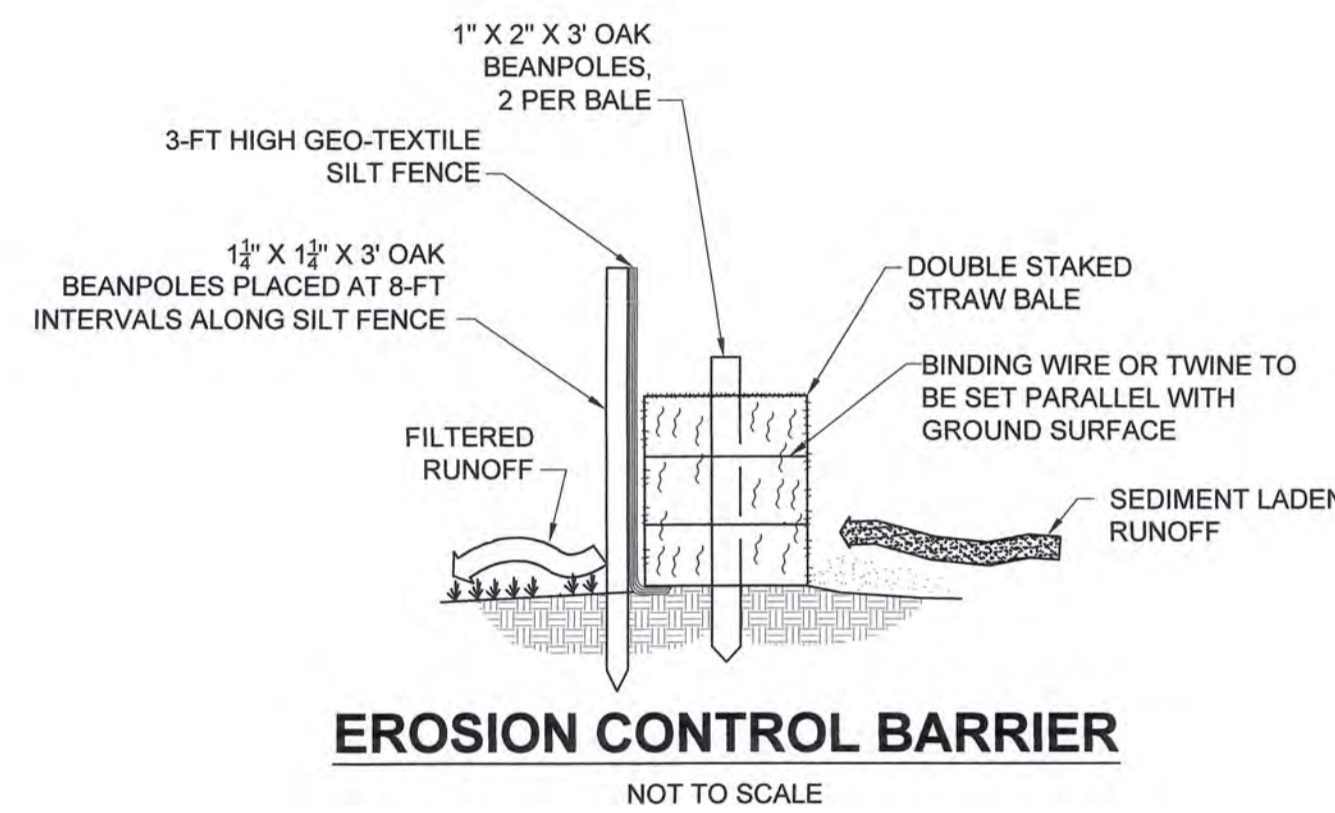
**TIMBER GUARDRAIL**  
NOT TO SCALE



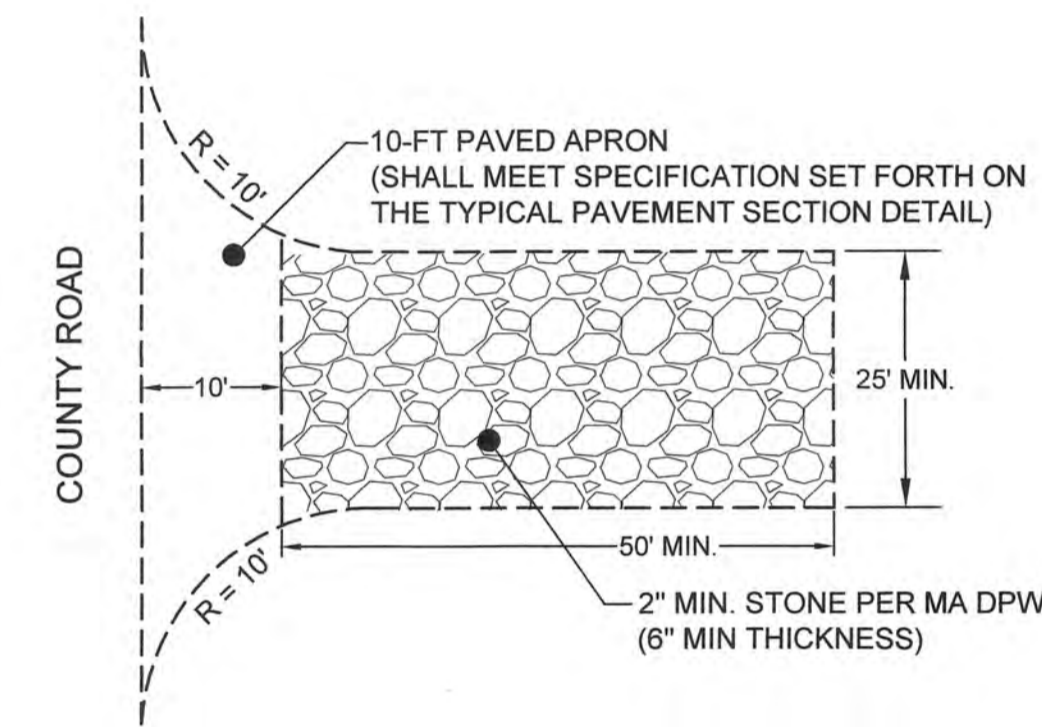
PROFILE VIEW



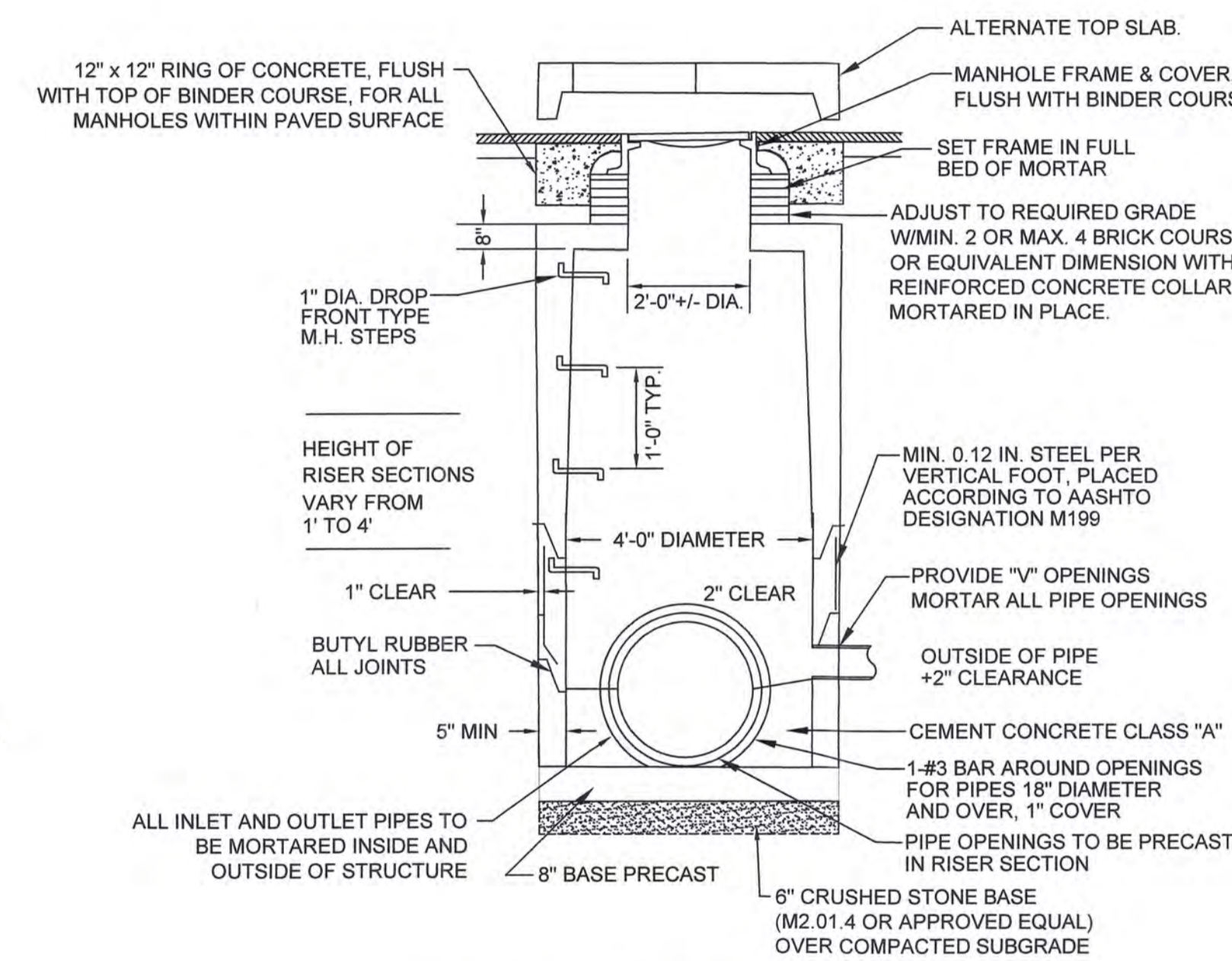
**DETAIL OF SILT SACK SEDIMENT CONTROL DEVICE**  
(TO BE PLACED IN EX. CATCH BASINS DOWNGRADIENT OF PROJECT ON COUNTY ROAD AND CONSTRUCTED CATCH BASINS ONCE BINDER IS PLACED)  
NOT TO SCALE



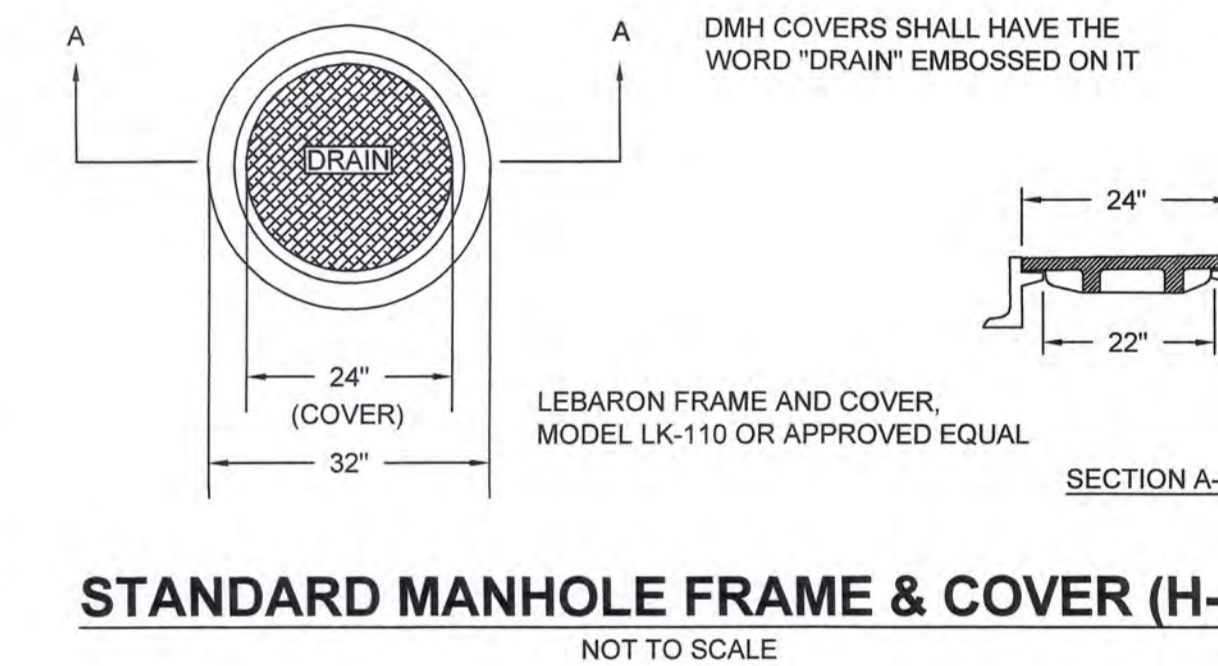
**EROSION CONTROL BARRIER**  
NOT TO SCALE



**TEMPORARY CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



**PRECAST DRAIN MANHOLE (H-20)**  
NOT TO SCALE



**STANDARD MANHOLE FRAME & COVER (H-20)**  
NOT TO SCALE

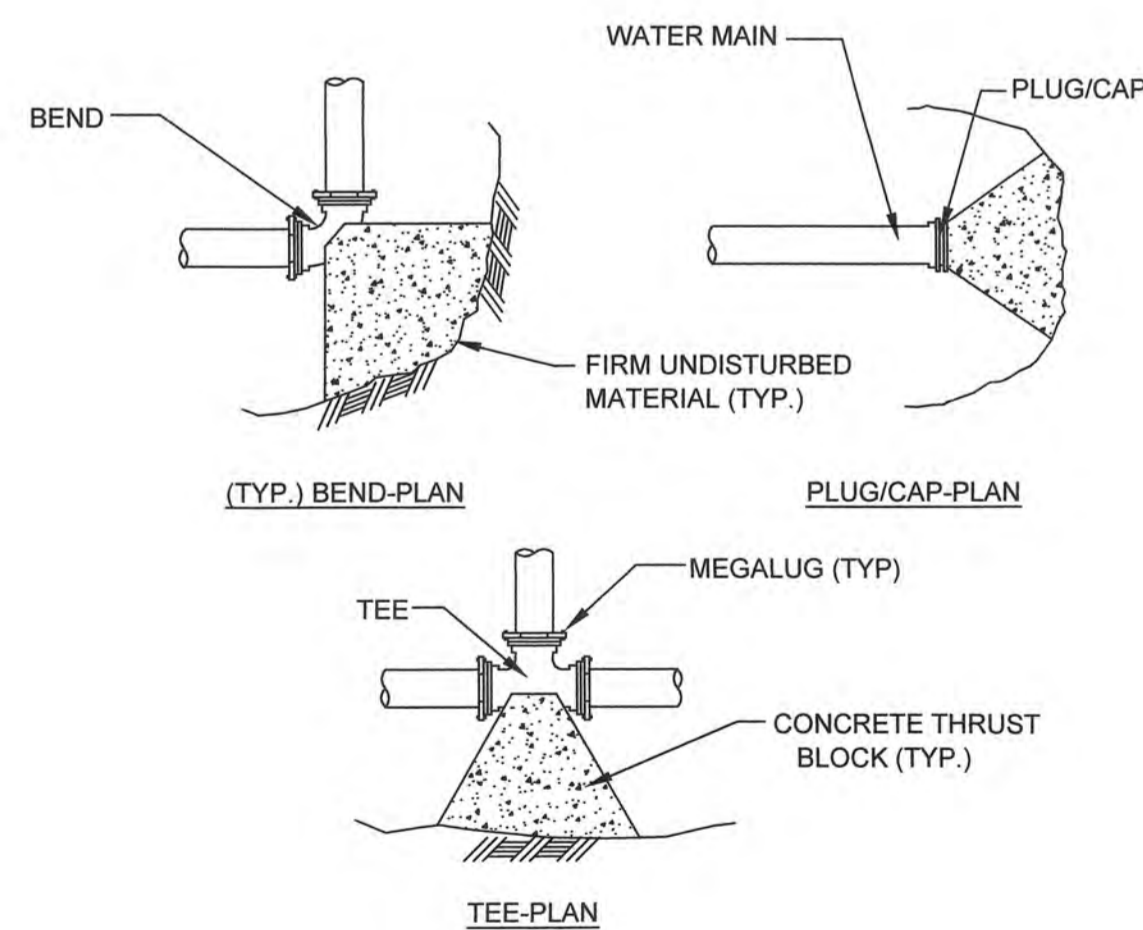
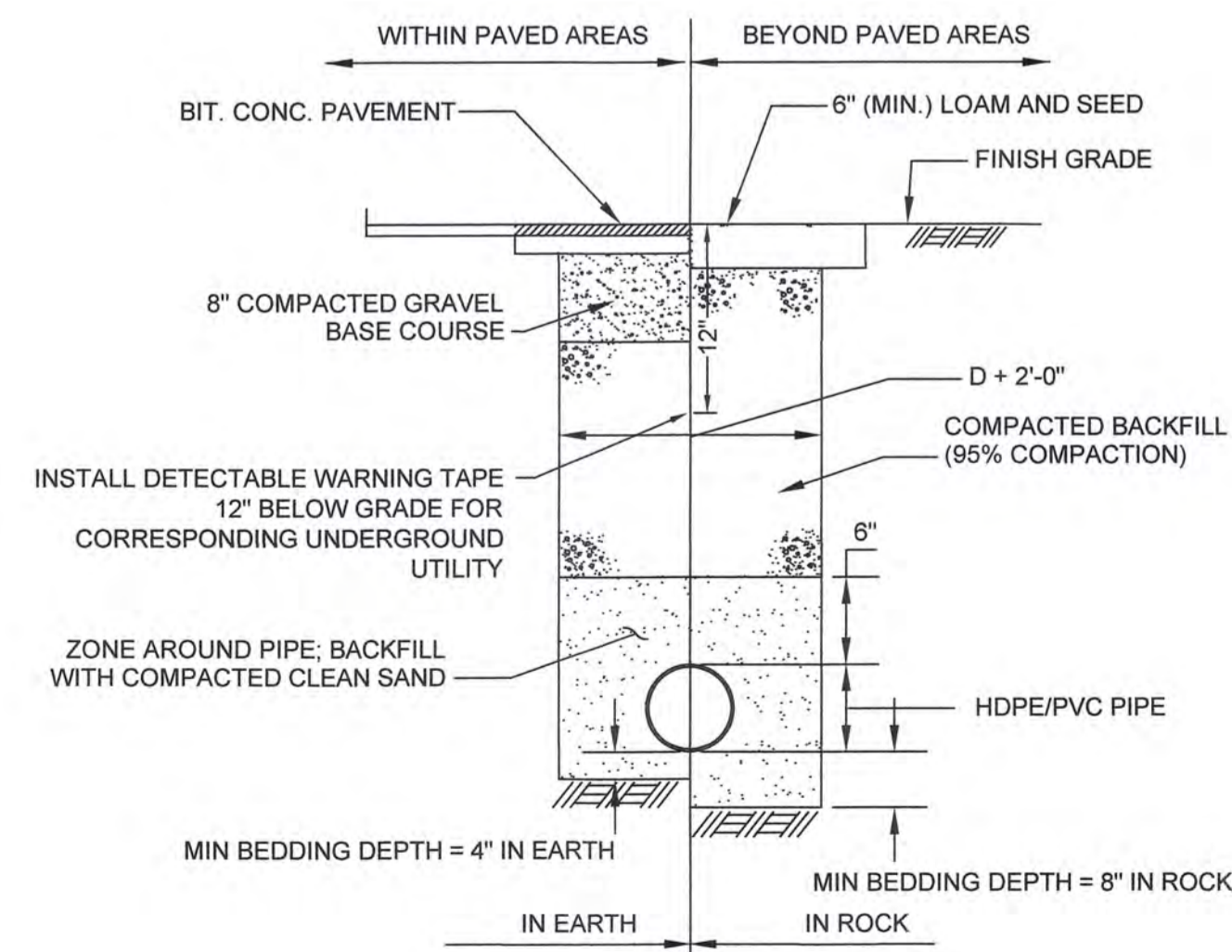


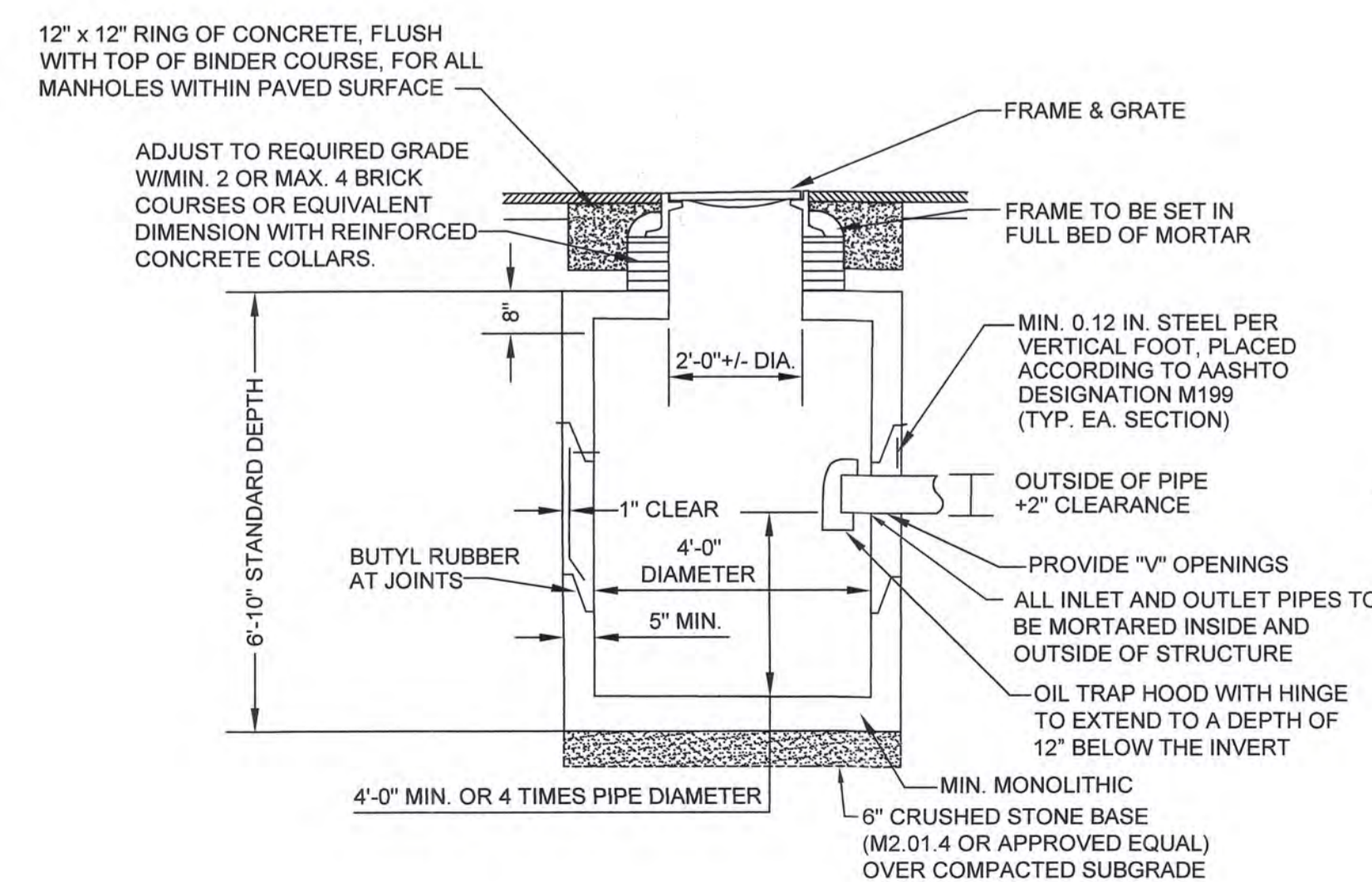
TABLE OF BEARING AREAS (S.F.)				
SIZE OF MAIN (IN.)	BEND (90)	BENDS (45&UNDER)	TEES, CAPS OR PLUGS	
8 & UNDER	6	3	4	
10 & 12	12	6	9	

- NOTES: 1. CONCRETE FOR THRUST BLOCKS SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.  
2. THRUST BLOCK BEARING AREAS TO BE IN ACCORDANCE WITH TABLE, UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS.  
3. THRUST BLOCK SIDES SHALL BE FORMED WITH PLYWOOD.

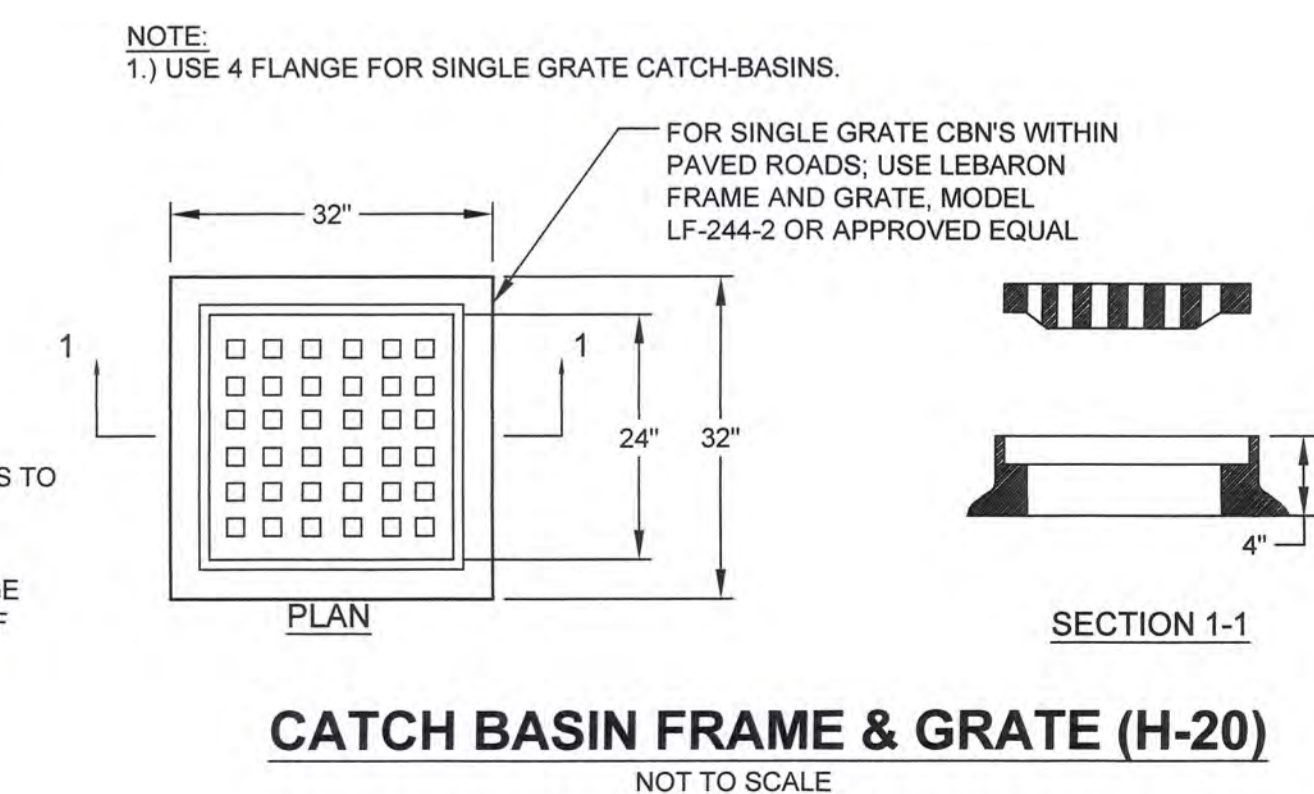
**THRUST BLOCK DETAIL**  
NOT TO SCALE



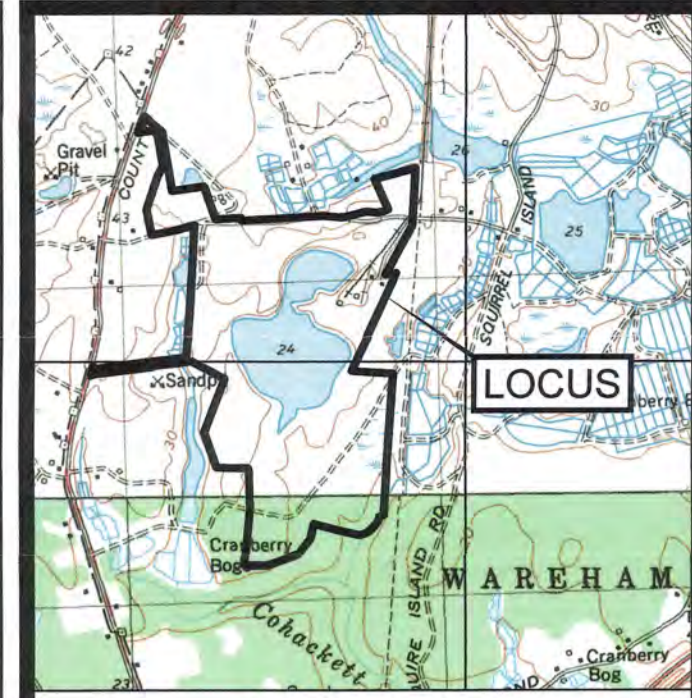
**TRENCH DETAIL**  
NOT TO SCALE



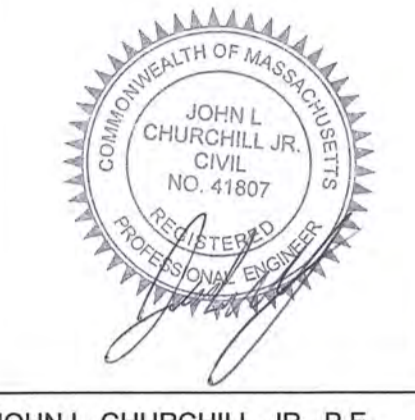
**PRECAST CONCRETE CATCH BASIN (H-20)**  
NOT TO SCALE



**CATCH BASIN FRAME & GRATE (H-20)**  
NOT TO SCALE



LOCUS MAP  
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/2/23

**DEFINITIVE SUBDIVISION PLAN**  
OF  
**HIDDEN TRAILS**  
OFF  
**COUNTY ROAD**  
IN  
**W. WAREHAM MASSACHUSETTS**  
(PLYMOUTH COUNTY)

**DETAIL SHEET**

REVISIONS:

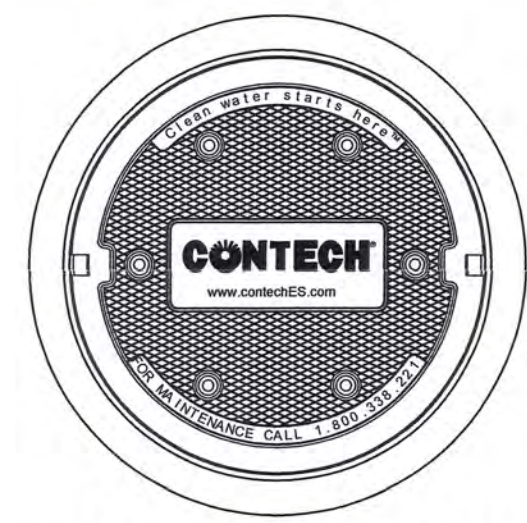
No.	DATE	DESC.

PREPARED FOR:  
**SARAJON REALTY, LLC**  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

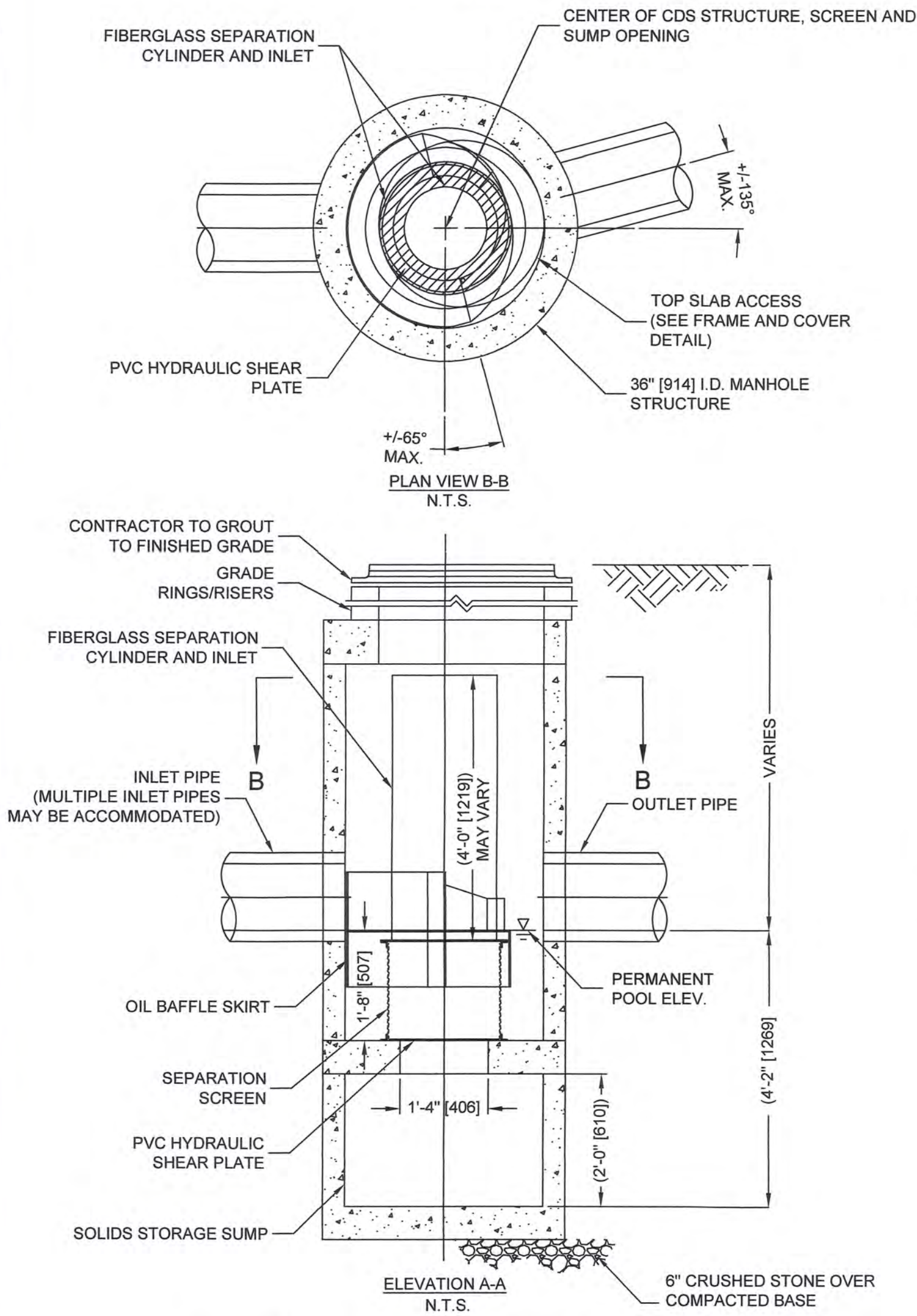
PREPARED BY:  
**JC ENGINEERING, INC.**  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
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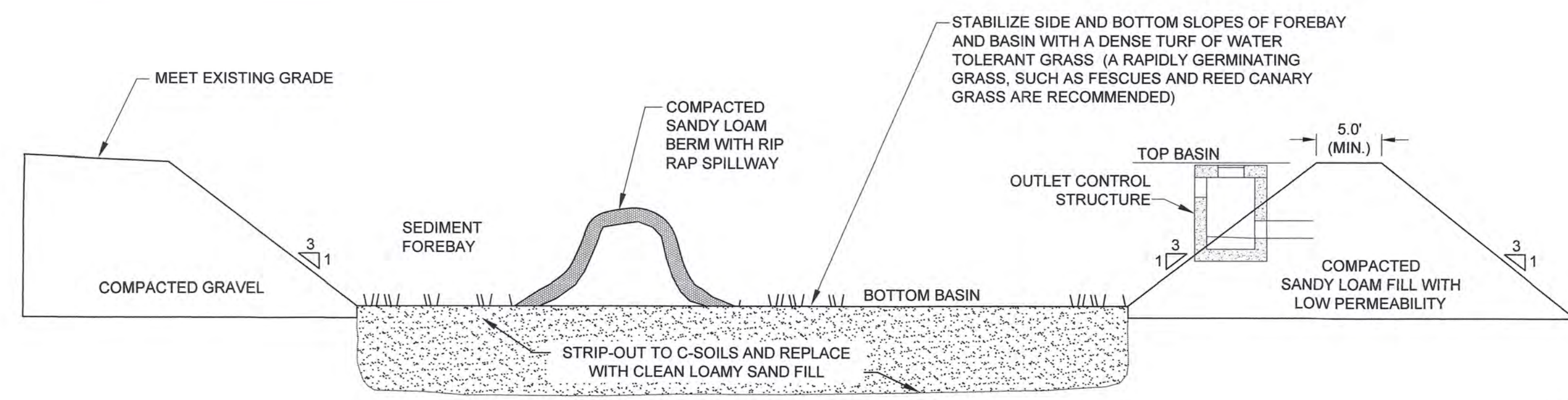




**CDS FRAME & COVER**  
NOT TO SCALE

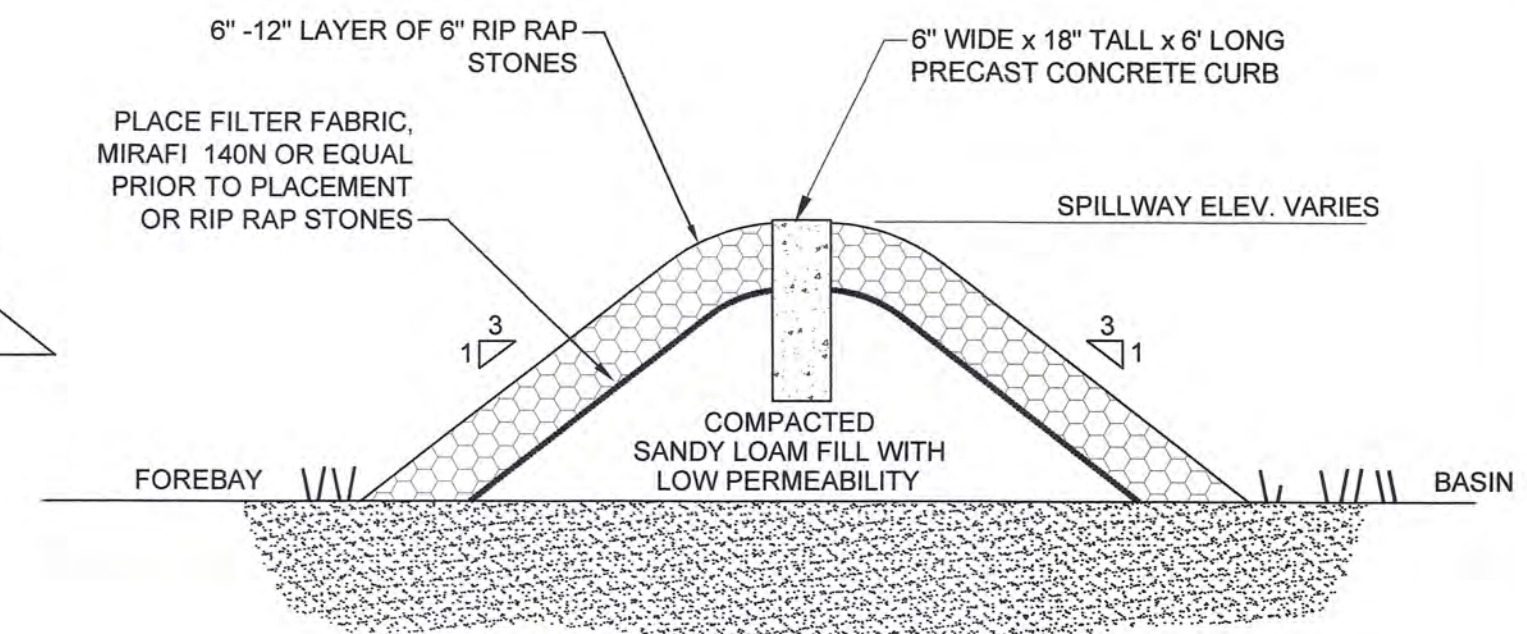


**HYDRODYNAMIC SEPARATOR DETAIL**  
NOT FOR CONSTRUCTION  
NOT TO SCALE

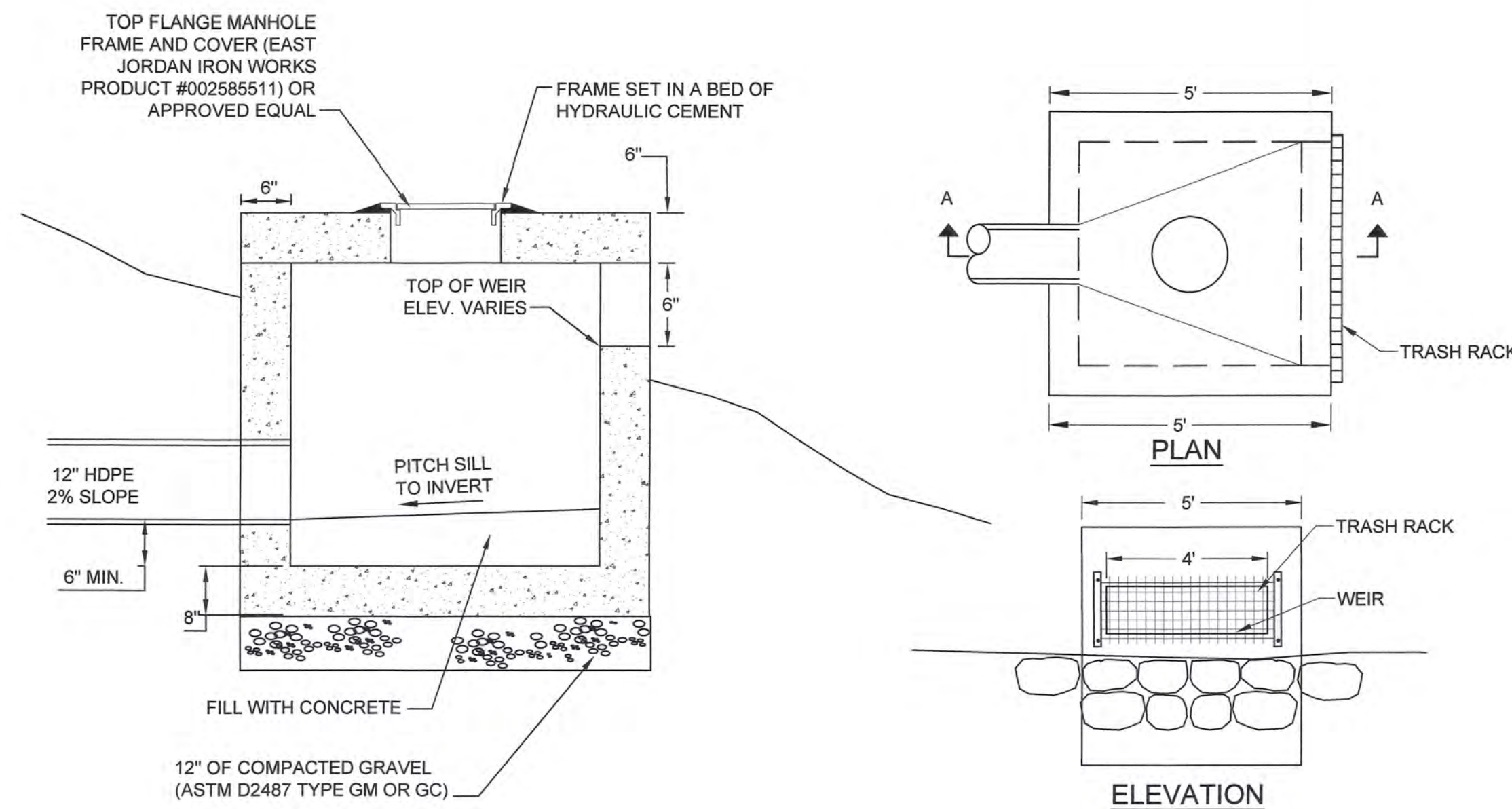


- NOTES:
1. DETENTION BASIN IS DESIGNED TO INFILTRATE.
  2. CLEAN GRANULAR SOIL IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASINS AND FOREBAYS.
  3. LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
  4. PROPER EROSION SEDIMENT CONTROLS SHOULD BE UTILIZED DURING CONSTRUCTION TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING THE BASIN.

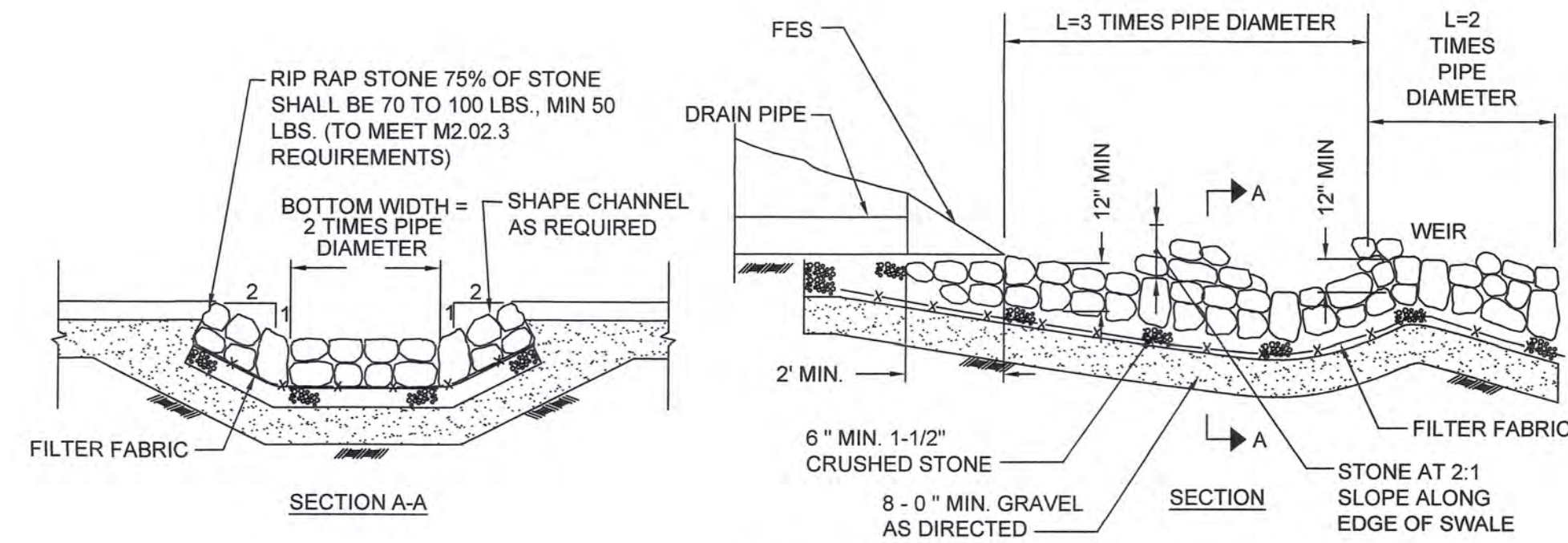
**SEDIMENT FOREBAY / INFILTRATION BASIN**  
NOT TO SCALE



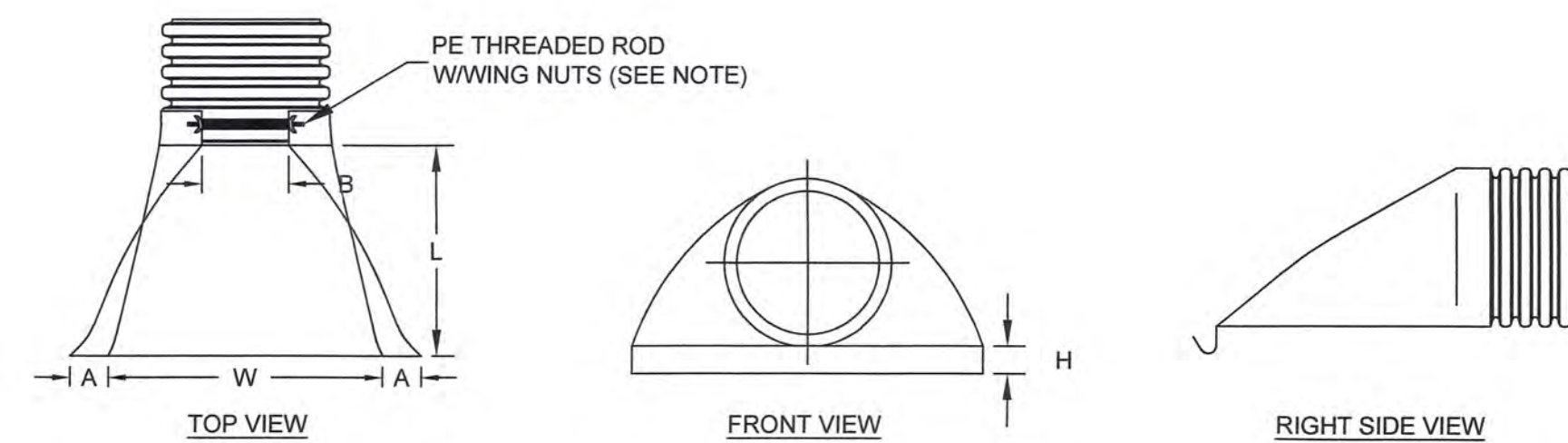
**SPILLWAY DETAIL**  
NOT TO SCALE



**OUTLET CONTROL STRUCTURE WITH WEIR**  
NOT TO SCALE



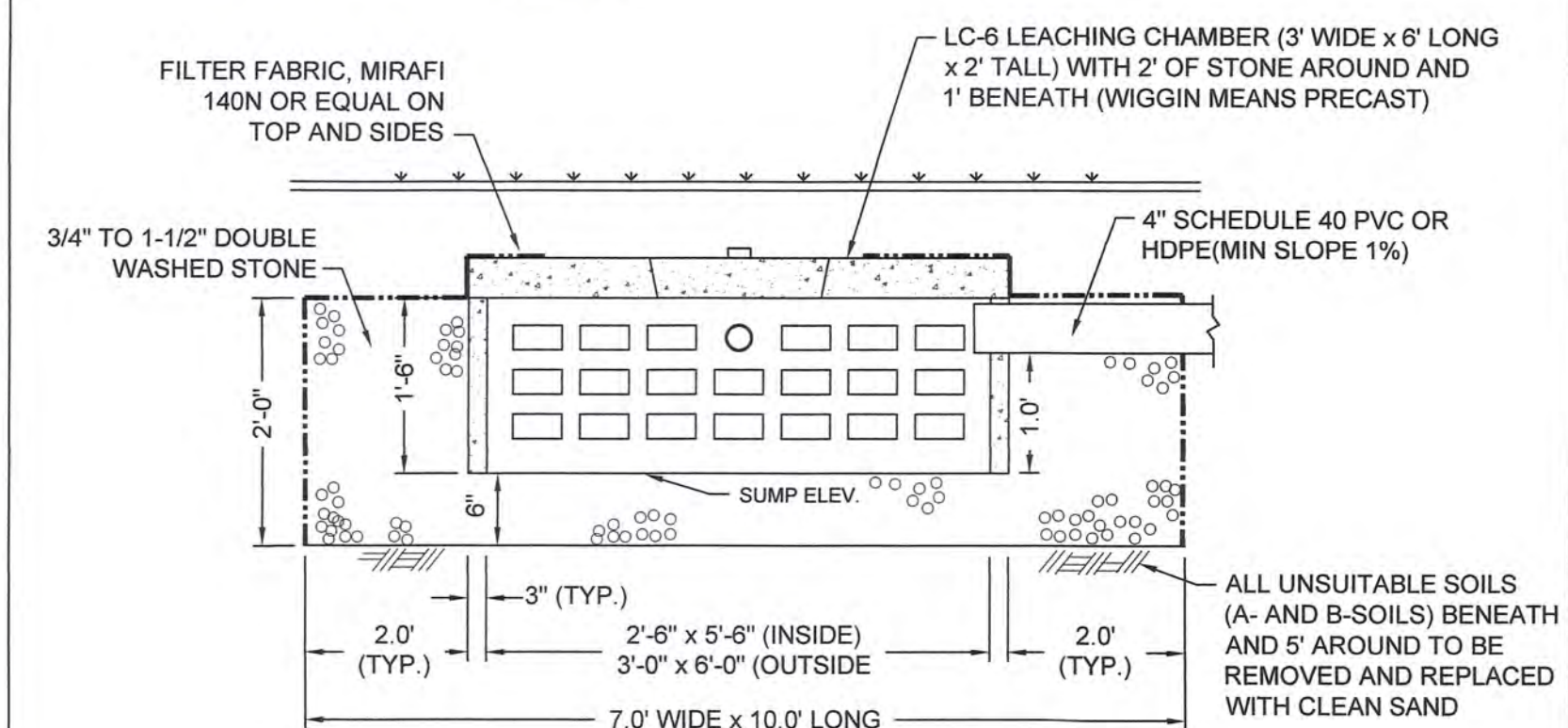
**RIP-RAP**  
NOT TO SCALE



PART	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
	300 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1210-NP	15"	6.5"	10"	6.5"	25"	29"
	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	32"	35"
	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	18"	6.5"	36"	45"
	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
3012-NP	30"	10.5"	N/A	7.0"	53"	68"
	750 mm	266 mm	N/A	178 mm	1345 mm	1725 mm
3612-NP	36"	10.5"	N/A	7.0"	53"	68"
	900 mm	266 mm	N/A	178 mm	1345 mm	1725 mm

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24". 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

**ADS FLARED END SECTION**  
NOT TO SCALE



**ROOF DRYWELL DETAIL**  
NOT TO SCALE

Test Pit # 1  
Soil Evaluator:  
Bradley M. Bertolo, E.I.T., CSE.  
Date: May 19, 2023  
Grade @ Test Pit: 42.9'

DEPTH	ELEV.
0"	44.90'
A	Loamy Sand 10YR 3/2
8"	44.23'
B	Loamy Sand 10YR 5/6
36"	41.90'
72"	38.90'
C	Fine-Med Sand 2.5Y 6/3
104"	36.23'
108"	35.90'

Test Pit # 2  
Soil Evaluator:  
Bradley M. Bertolo, E.I.T., CSE.  
Date: May 19, 2023  
Grade @ Test Pit: 42.2'

DEPTH	ELEV.
0"	42.20'
A	Loamy Sand 10YR 3/2
6"	41.70'
B	Loamy Sand 10YR 5/6
28"	39.87'
C	Fine-Med Sand 2.5Y 6/4
108"	33.20'
120"	32.20'

Test Pit # 3  
Soil Evaluator:  
Bradley M. Bertolo, E.I.T., CSE.  
Date: May 19, 2023  
Grade @ Test Pit: 37.4'

DEPTH	ELEV.
0"	37.40'
A	Leaf Litter
4"	37.06'
B	Med Sand 2.5Y 6/3
28"	35.06'
36"	34.40'
C1	Fine Sand 2.5Y 5/2
52"	33.07'
60"	32.40'

Test Pit # 4  
Soil Evaluator:  
Bradley M. Bertolo, E.I.T., CSE.  
Date: May 19, 2023  
Grade @ Test Pit: 42.0'

DEPTH	ELEV.
0"	42.00'
A	Loamy Sand 10YR 3/2
10"	41.67'
B	Loamy Sand 10YR 5/6
40"	38.67'
C1	Med Sand 2.5Y 6/3
72"	30.70'
90"	29.20'
C2	Fine Sand 2.5Y 5/2
112"	32.67'

Test Pit # 5  
Soil Evaluator:  
Bradley M. Bertolo, E.I.T., CSE.  
Date: May 19, 2023  
Grade @ Test Pit: 36.7'

DEPTH	ELEV.
0"	36.70'
A	Loamy Sand 10YR 3/2
8"	36.03'
B	Loamy Sand 10YR 5/6
36"	33.70'
C1	Med Sand 2.5Y 6/3
72"	30.70'
90"	29.20'
C2	Fine Sand 2.5Y 6/4
120"	26.70'

Test Pit # 6  
Soil Evaluator:  
Bradley M. Bertolo, E.I.T., CSE.  
Date: May 19, 2023  
Grade @ Test Pit: 32.9'

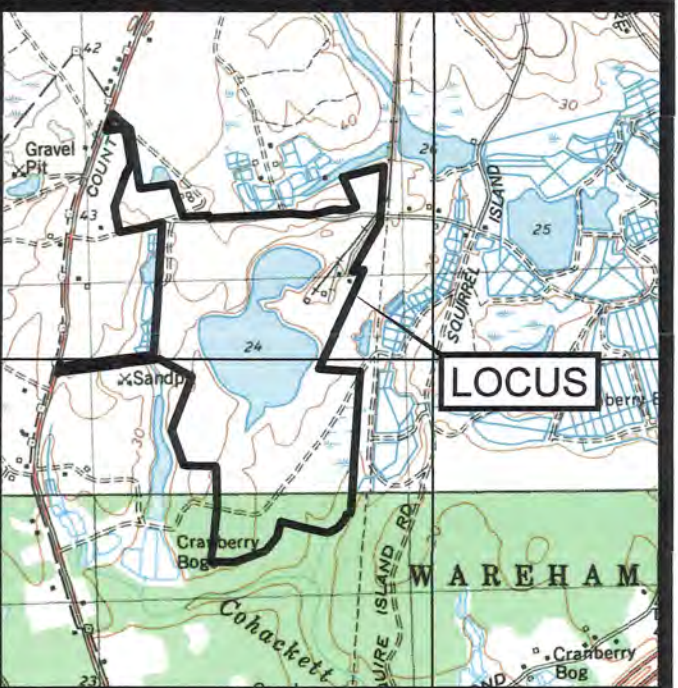
DEPTH	ELEV.
0"	32.90'
A	Sandy Fill
16"	31.57'
B	Loamy Sand 10YR 5/6
36"	29.90'
C1	Fine Sand 2.5Y 6/3
72"	26.90'
90"	26.90'
C2	Very Fine Sand 2.5Y 6/4
108"	23.90'

Test Pit # 7  
Soil Evaluator:  
Bradley M. Bertolo, E.I.T., CSE.  
Date: May 19, 2023  
Grade @ Test Pit: 40.6'

DEPTH	ELEV.
0"	40.60'
A/E	Loamy Sand 10YR 3/2
16"	39.27'
B	Loamy Sand 10YR 5/6
44"	36.93'
C1	Med Sand 2.5Y 6/4
72"	34.60'
90"	33.10'
C2	Fine Sand 2.5Y 6/3
100"	32.27'

Test Pit # 8  
Soil Evaluator:  
Bradley M. Bertolo, E.I.T., CSE.  
Date: May 19, 2023  
Grade @ Test Pit: 32.0'

DEPTH	ELEV.
0"	32.00'
A	Leaf Litter
4"	31.67'
B	Sandy Fill
10"	31.17'
C1	Fine Sand 2.5Y 6/4
54"	27.50'
60"	27.00'
C2	Very Fine Sand 2.5Y 6/4
70"	26.17'



**LOCUS MAP**  
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN**  
OF  
**HIDDEN TRAILS**  
OFF  
**COUNTY ROAD**  
IN  
**WAREHAM MASSACHUSETTS**  
(PLYMOUTH COUNTY)

**DETAIL SHEET**

**REVISIONS:**

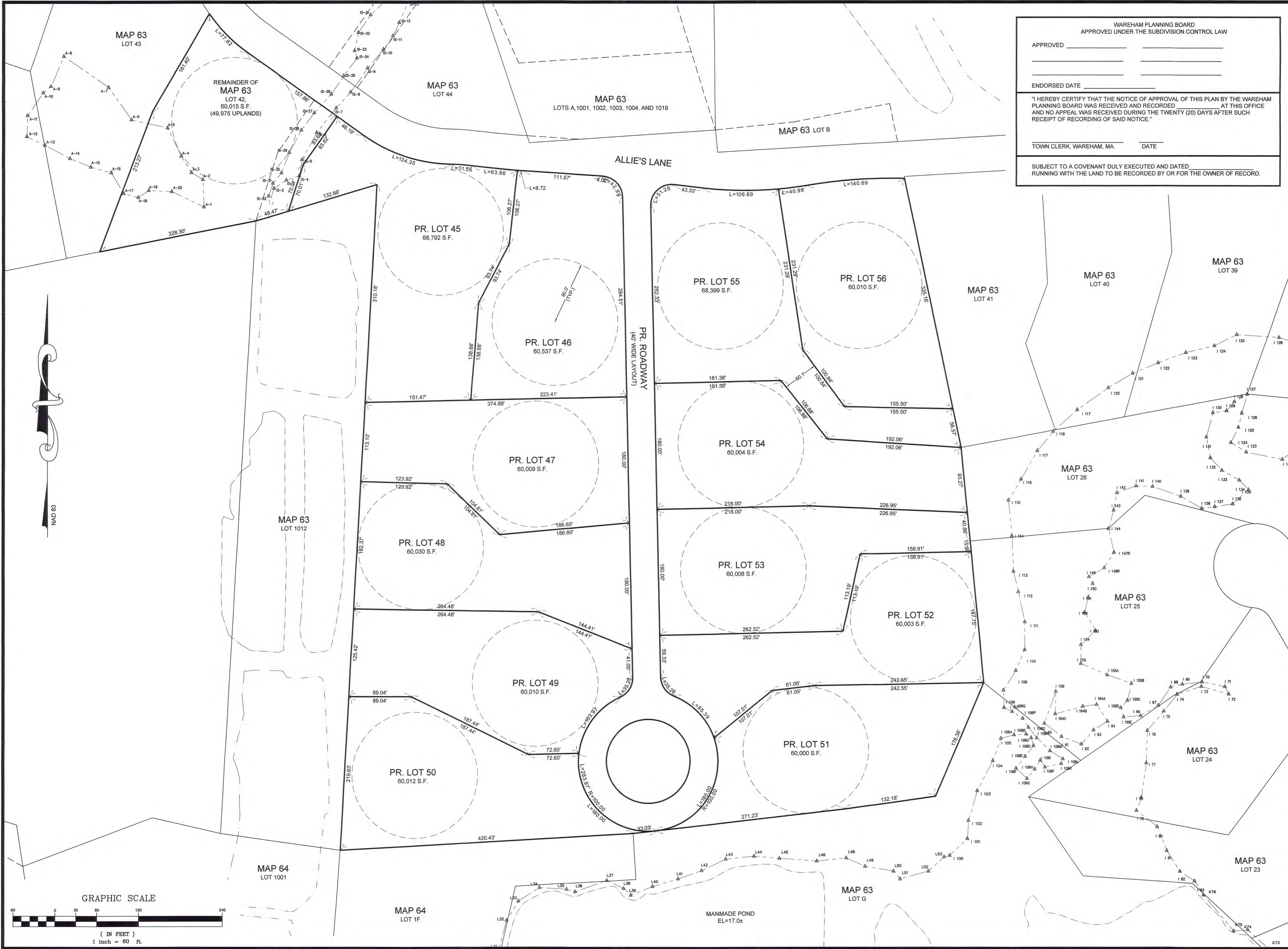
No.	DATE	DESC.

PREPARED FOR:  
**SARAJON REALTY, LLC**  
2854 CRANBERRY HIGHWAY  
E. WAREHAM, MA 02538

PREPARED BY:  
**JC ENGINEERING, INC.**  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: SEPTEMBER 7, 2023  
DRAWN: BMB  
CHECK: JLC  
SCALE: AS NOTED  
JOB NO: 6924





WAREHAM PLANNING BOARD  
 APPROVED UNDER THE SUBDIVISION CONTROL LAW

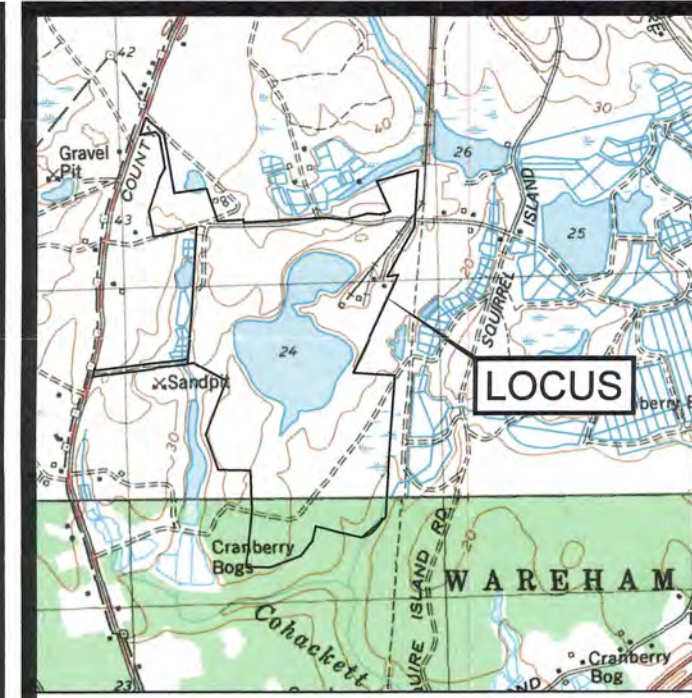
APPROVED \_\_\_\_\_

ENDORSED DATE \_\_\_\_\_

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WAREHAM PLANNING BOARD WAS RECEIVED AND RECORDED \_\_\_\_\_ AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, WAREHAM, MA. DATE \_\_\_\_\_

SUBJECT TO A COVENANT DULY EXECUTED AND DATED \_\_\_\_\_ RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.



JOHN L. CHURCHILL, JR., P.E. DATE 9/7/23

JOHN L. CHURCHILL, JR., P.L.S. DATE 9/7/23

**DEFINITIVE SUBDIVISION PLAN OF HIDDEN TRAILS OFF COUNTY ROAD IN W. WAREHAM MASSACHUSETTS (PLYMOUTH COUNTY)**

**CONVENTIONAL LAYOUT**

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:  
 SARAJON REALTY, LLC  
 2854 CRANBERRY HIGHWAY  
 E. WAREHAM, MA 02538

PREPARED BY:  
 JC ENGINEERING, INC.  
 2854 CRANBERRY HIGHWAY  
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**SHEET 23 OF 23**

