



November 22, 2021

Wareham Planning Board
54 Marion Road
Wareham, MA 02571

Via: Hand Delivery at Public Meeting

Reference: Definitive Subdivision Plan
27 Charge Pond Road
Wareham, Massachusetts
B+T Project No. 1833.109

Dear Board Members:

On behalf of the Applicant, A.D. Makepeace Company, Beals and Thomas, Inc. (B+T) respectfully submits the enclosed Definitive Subdivision Plan for property referred to as 27 Charge Pond Road (aka 67 Tihonet Road, 0 Parker Mill Pond, and off 2586 Cranberry Highway) and further identified as Assessors Map parcels: 110-1015, 110-1016, and 110-1024.

This Definitive Subdivision Plan is submitted in accordance with Massachusetts General Laws Chapter 41 Sections 81K through 81GG (the Subdivision Control Law) and the Rules and Regulations Governing the Subdivision of Land Town of Wareham, Massachusetts dated March 2013 (the Subdivision Regulations). No waivers from the Subdivision Regulations are requested.

Please refer to the list of enclosures, which details the materials and associated number of copies provided, per the instructions of the Planning Office.

Certain plans were prepared at a modified scale, consistent with what the Planning Board may allow under the Subdivision Regulations, to facilitate review of the subdivision. While the Applicant believes that a waiver is not required to allow for the modified scale, to the extent that the Planning Board determines otherwise, a waiver is requested pursuant to MGL c. 41 §81R. The modified plan scale will substantially reduce the number of plan sheets for the submittal, avoiding a waste of resources, while also enabling easier review of the plans by the Planning Board. We further understand pursuant to our coordination with the Director of Planning and Community Development, that mylar copies of plans will be provided to the Planning Board later in the process.

Civil Engineering ▪ Land Surveying ▪ Landscape Architecture ▪ Land Use Permitting ▪ Environmental Planning ▪ Wetland Science

Corporate Office
144 Turnpike Road
Southborough, MA 01772

T 508.366.0560 | www.bealsandthomas.com | F 508.366.4391

Regional Office
32 Court Street
Plymouth, MA 02360

This Definitive Subdivision Plan is being submitted to the Wareham Town Clerk and Board of Health concurrent with this submission to the Planning Board. We understand that the Planning and Community Development Department will provide copies of this Definitive Subdivision Plan to other municipal departments as required. We further understand that the Planning and Community Development Department will undertake the required newspaper and abutter notices of this Definitive Subdivision Plan and have enclosed checks for these purposes.

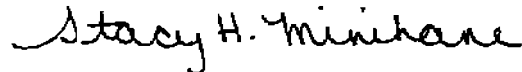
Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this Definitive Subdivision.

Very truly yours,

BEALS AND THOMAS, INC.



Matthew Cote, PE
Senior Civil Engineer



Stacy H. Minihane, PWS
Senior Associate

Enclosures: \$1,435.00 check payable to Town of Wareham
 \$398.73 check payable to Town of Wareham for abutter notice fee
 \$100.00 check payable to Wareham Week
 9 copies of Application Package, consisting of:

- Planning Board Tax Verification Form
- Form C
- List of Deeds
- Street Name Form
- 2 copies of Deeds
- 2 copies of Certified Abutters list
- 11x17 copy of Definitive Subdivision Plan Set

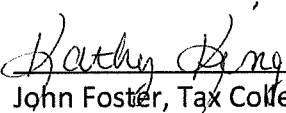
3 copies of Stormwater Report
3 copies of full-size Definitive Subdivision Plan set dated November 19, 2021)

cc: Wareham Town Clerk (Original via Registered Mail with Written Notice of Submission to Planning Board)
 Wareham Board of Health (1 copy via Certified Mail)

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that AD Makepeace Co (name of applicant) is up-to-date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner N/A (name of property owner) is up-to-date on taxes and on all properties he/she owns in the Town of Wareham.

Wareham Assesor's Map 110, Lots 1015, 1016, and 1024



John Foster, Tax Collector

Form C/Approval
For Definitive Subdivision Plan

Dear Applicant,

It is the Town's policy that any permits and approvals shall not be granted unless the applicant and/or property owner(s) taxes are paid. As a result you should ascertain the status of your property tax, auto excise and all other fees, prior to submitting any application to the Zoning Board of Appeals, Planning Board and/or Conservation Commission and, unless all fees and taxes are paid or a payment agreement with the Tax Collector has been established (this should be exhibited by a signed statement from the Tax Collector), no approvals shall be issued. In addition, approval by the Zoning Board of Appeals, Planning Board or Conservation Commission does not constitute an approval for permitting or licensing as required from the Local Licensing Authority, that is, the Board of Selectmen. The applicant should ascertain the availability of any necessary permits from the Board of Selectmen, prior to appearing before any Board or Commission for their respective approval.

Thank you for your cooperation.

Article IV
Denial, Revocation or Suspension of Local
Licenses/Permits to Delinquent Tax Payers

Acceptance of provisions of Massachusetts G.L. Chapter 40, Section 57 relative to the denial, revocation or suspension of local licenses and permit for failure to pay municipal taxes or charges and to adopt a By-Law pursuant to said Section 57 of Chapter 40 relative to the denial, revocation or suspension of licenses and permits to delinquent tax payers in the following form:

Section 1. The tax collector shall annually furnish to each department, board, commission or division, herein after referred to as the licensing authority, that issues licenses and permits including renewals and transfers, a list of any person, corporation, or business enterprise, herein after referred to as the party, that has neglected or refused to pay any local taxes, fees, assessments, betterments or other municipal charges for not less than a twelve month period, and that such party has not filed in good faith a pending application for abatement of such tax or a pending petition before the appellate tax board.

Section 2. The licensing authority may deny, revoke or suspend any license or permit, including renewals and transfers, or any party whose name appears on said list furnished to the licensing authority from the tax collector or with respect to any activity, event or other matter which is the subject of such license or permit and which activity, event or matter is carried out or exercised or is to be carried out or exercised on or about real estate owned by any party whose name appears on said list provided, however, that written notice is given to the party and the tax collector, as required by applicable provisions of the law, and the party is given a hearing, to be held not earlier than fourteen days after said notice.

Said list shall be prima facie evidence for denial, revocation or suspension of said license or permit to any party. The tax collector shall have the right to intervene in any hearing conducted with respect to such license denial, revocation or suspension.

Any findings made by the licensing authority with respect to such denial, revocation or suspension shall be made only for the purposes of such proceeding and shall not be relevant to or introduced in any other proceeding at law, except for any appeal from such license denial, revocation or suspension.

Any license or permit denied, suspended or revoked under this section shall not be reissued or renewed until the licensing authority receives a certificate issued by the tax collector that the party is in good standing with respect to any and all local taxes, fees, assessments, betterments or other municipal charges, payable to the municipality as the date of issuance of said certificate.

Section 3. Any party shall be given an opportunity to enter into a payment agreement, thereby allowing the licensing authority to issue a certificate indicating said limitations to the license or permit and the validity of said license shall be conditioned upon the satisfactory compliance with said agreement. Failure to comply with said agreement shall be grounds for the suspension or revocation of said license or permit; provided, however, that the holder be given notice and a hearing as required by applicable provisions of the law.

Section 4. The Board of Selectmen may waive such denial, suspension or revocation if it finds there is no direct or indirect business interest by the property owner, its officers or stockholders, if any, or members of his immediate family, as defined in General Laws, Chapter two hundred and sixty-eight A (268A), Section 1 in the business or activity conducted in or on said property.

Section 5. This article shall not apply to the following licenses and permits authorized by the following sections of the General Laws: open burning, Section thirteen (13) of Chapter forty-eight; bicycle permits, Section eleven A of Chapter eighty-five; sales of articles for charitable purposes, Section thirty-three of Chapter one hundred and one; children work permits, Section sixty-nine of Chapter one hundred and forty-nine; clubs, associations, dispensing food or beverage licenses, Section twenty-one E of Chapter one hundred and forty; dog licenses, Section one hundred and thirty-seven of Chapter one hundred and forty; fishing, hunting, trapping license, Section twelve of Chapter one hundred and thirty-one; marriage licenses, Section twenty-eight of Chapter two hundred and seven and theatrical events, and public exhibition permits, Section one hundred and eighty-one of Chapter one hundred and forty. (Article 16 of December 5, 6, and 23, 1994 Special Town Meeting; approved by Attorney General February 27, 1995).

Form C

APPLICATION FOR APPROVAL OF
DEFINITIVE SUBDIVISION PLAN

November 22, 2021

To the Planning Board of the City/Town of Wareham, MA

The undersigned, being the applicant as defined under the Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Definitive Subdivision Plan of 27 Charge Pond Road in Wareham, Massachusetts (Plymouth County)

by Beals and Thomas, Inc., dated 11/19/21 and described as follows: the creation of three residential lots, shared access drive and cul-de-sac, located off Charge Pond Road, at 67 Tihonet Road, 0 Parker Mill Pond, & off 2586 Cranberry Highway number of lots proposed Three total acreage of tract approx. 174.395 ac., said applicant hereby submits said plan as a **DEFINITIVE** plan in accordance with the Rules and Regulations of the Wareham Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from See Attached list

by deed dated _____ and recorded in the _____ District Registry of Deeds Book _____, Page _____, registered in the _____ Registry District of the Land Court.

Certificate of Title No. _____ and said land is free of encumbrances except for the following: _____

Said plan has (X) has not () evolved from a preliminary plan submitted to the Board on May 4, 2021, 20____ and approved (with modifications) () (disapproved) () on _____, 20____.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Received by City/Town Clerk:
Date _____
Time _____
Signature _____

Applicant's signature [Signature]
Applicant' address _____
158 Tihonet Road
Wareham, MA 02571
Applicant's phone # (508) 295-1000
Owner's signature and address if not the applicant or applicant's authorization if not the owner

Treasurers office: _____

Date: November 22, 2021 _____

Check-list of items to be submitted with application:

1. Form C application
2. Application fee:
Amount submitted: \$ 1435
3. Original plan: # of sheets 18
4. Copies of plan: # of copies 3 full size, 9 reduced
5. Engineering Calculations

FORM C/DEFINITIVE PLAN CHECKLIST

The Definitive Plan shall be prepared by a registered engineer or land surveyor and shall be clearly and legibly drawn in black ink upon mylar suitable for registering at the Plymouth County Registry of Deeds (24" x 36"). The plan shall be at a scale of one inch equals 40 feet (1" = 40') or such other scale that the Board may accept, to show details in a clear and adequate fashion. In addition, 10 copies of reduced plans on ledger-size paper (11" x 17") shall accompany the Definitive Plan submission. At a minimum, the plan shall contain the following information:

1. X The title, "Subdivision Plan of (name of subdivision)";
2. X Date, scale and North arrow, Assessor's Map(s) and Lot(s) number(s) and a legend to explain any graphic representation or symbols on the plan;
3. X The names, addresses and telephone numbers of the owner(s) of record and applicant(s);
4. X The names of the designer, engineer and/or surveyor who prepared the plan;
5. X The names of all abutters, as determined from the most recent local tax list, including property owners on the opposite side of any street abutting the subdivision;
6. X Book and page deed references of the property to be subdivided;
7. X A note referring to which lots will be served by either Town Water Supply, private wells, municipal sewer or private septic systems and the location of the nearest existing public water and sewer utility services;
8. X A locus map at 1" = 2,000', exhibiting the boundaries of the proposed subdivision, location of proposed streets and relation to adjoining properties within a radius of one quarter mile and an aerial map exhibiting the general area surrounding the subject property (approximately ½ mile surrounding the site);
9. X The zoning district, including any overlay district of the land shown on the plan;
10. X The location of all wetlands protected under CMR 10.00 Wetlands

Protection. If protected wetlands are to be filled or altered, an approval from the Wareham Conservation Commission must accompany this definitive application;

11. X Sufficient data to readily determine the location, direction and length of every street, way, easement, lot and boundary line and to establish those lines on the ground. The areas of all lots shall be shown and all lots shall be numbered. All bearings are to be referred to Massachusetts Prime Meridian if reference points are within a reasonable distance;
12. X The location and present widths of streets bounding, approaching or within a reasonable proximity of the subdivision (500');
13. X The location of all permanent monuments, properly identified as to whether existing or proposed; location of temporary stakes to enable the Planning Board to find and appraise features of the subdivision plan;
14. X Proposed street names with approval of the Town's 911 system;
15. X Any public or common areas within the subdivision;
16. X The location of all abutting land owned by the applicant not presently being subdivided;
17. X A suitable block to record the action and signatures of the Planning Board;
18. X A suitable block for the Town Clerk's signature along with the statement "I hereby certify that 20 days have elapsed since the notice of approval from the Planning Board was received and recorded, and no notice of appeal has been filed in this office";
19. X A listing of all requested waivers from the literal requirements of these Rules and Regulations;
20. X A contour plan showing existing and proposed topography at 2' intervals Related to an existing permanent benchmark;
21. X Utility plan showing in plan and profile, but not limited to, the size and location of existing and proposed water and sewer lines, hydrants, electric lines, telephone lines, gas lines, fire alarm systems, cable television lines, storm drains and any easements pertinent thereto;
22. X A drainage plan shall be prepared showing existing and proposed streets,

lots, 2' contours and other pertinent data; the drainage limits and acreage of the area tributary to each stormwater inlet and culvert; location and type of inlets proposed; location, size, length, invert elevations, slope of proposed drains and culverts; structural details of inlets, manholes, pipe, headwalls and all other drainage structures required to complete the plan; an estimate of the present rate and volume of run-off, as well as an estimate of the rate and volume of run-off that would occur after completion of the proposed subdivision, shall both be submitted along with supporting data. In calculating the run-off and drainage requirements, consideration shall be given to the impact of septic systems on the ability of the soil to absorb any additional stormwater, as well as any upgradient run-off which may impact the subdivision;

23. X Street plans and profiles at a horizontal scale of one inch equals forty feet (1" = 40') and a vertical scale as the Planning Board may approve. The following information shall be included:
- a. exterior lines of the right of way with sufficient data to determine their location, direction and length;
 - b. existing centerline profile to be shown as a fine continuous line. Existing centerline profile for intersecting streets to be shown for at least 10', each side of the intersection on street centerlines. Proposed right sideline shall be shown as a dashed black line, left sideline is black dots. Evaluations shall be based on USGS datum;
 - c. proposed centerline profile to be a heavy continuous line with elevations based on USGS datum shown every 50', every 25' on vertical curves;
 - d. road centerline stationing.
24. X A typical section showing proposed roadway construction at a scale of one inch equals ten feet (1" = 10') shall be provided with the profile plan (see typical section in appendix);
25. X Street lights and tree planting plan shall be provided for the area within the proposed street right of way. The plan shall be superimposed on the contour plan and shall show the following:
- a. existing trees to be preserved within the right of way;
 - b. any proposed street trees;
 - c. existing and proposed street lights.
26. X If the Planning Board determines that erosion due to development activity will be excessive or significant to wetlands, streams, ponds or other water bodies, the developer shall submit a soil erosion and sediment control plan. This plan shall consist of a drawing certified by a

registered civil engineer, identifying the appropriate control measures and their locations;

27. X If necessary, to determine compliance with these rules and regulations, the Board may require further engineering or environmental analysis to be prepared at the expense of the applicant, employing professionals approved by the Board.

This application constitutes the applicant's willingness to work under the Town of Wareham's Subdivision Rules and Regulations. Any errors or omissions from this checklist of the Subdivision Regulations may result in the application not being placed on a Planning Board agenda or a denial of this Definitive Plan.

**TOWN OF WAREHAM
ANR/SUBDIVISION/SITE PLAN REVIEW FORM**

Check one: ANR _____ Form B _____ Form C X Site Plan Review _____

Date stamped in _____ Date decision in due _____

Applicant's name(s) A.D. Makepeace Company

Applicant's address 158 Tihonet Road, Wareham, MA 02571

Telephone number 508-295-1000

Address of property 27 Charge Pond Road (aka 67 Tihonet Road, 0 Parker Mill Pond, off 2586 Cranberry Highway

Landowner's name A.D. Makepeace Company

Owner's address 158 Tihonet Road, Wareham, MA 02571

Telephone number 508-295-1000

Contact person Matthew Cote, PE and Stacy Minihane, PWS Telephone 508-366-0560

Map # 110 Lot # 1015, 1016, 1024 Zone R-60 and CG

Date Approved _____ Date Denied _____

Comments (state reasons for denial or stipulations of approval)

Conditions for: _____

RECORD OF PLANNING BOARD PROCEEDINGS AND DECISIONS
Town of Wareham Planning Board

Name of Subdivision or Project: Definitive Subdivision Plan of 27 Charge Pond Road in Wareham,
Massachusetts (Plymouth County)

APPLICATION: FORM A _____ FORM B _____ FORM C X _____
 SITE PLAN REVIEW _____ OTHER _____

DATE SUBMITTED: November 22, 2021

DATE DECISION IS DUE: _____

DATE OF PUBLIC HEARING(S): _____

DECISION DATE: _____

DATE DECISION SENT TO TOWN CLERK: _____

DATE APPEALS PERIOD BEGINS _____ ENDS _____

PLANNING BOARD DECISIONS: (yes or no or abstention) if abstaining, appropriate recusal form should accompany decision.

FORM A:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____

J. Cronan _____ A. Slavin _____

FORM B:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____

J. Cronan _____ A. Slavin _____

FORM C:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____

J. Cronan _____ A. Slavin _____

SITE PLAN:

M. Baptiste _____ G. Barrett _____ M. Fitzgerald _____ B. Reed _____

J. Cronan _____ A. Slavin _____

COMMENTS OR STIPULATIONS ON DECISION: _____

STREET NAME PROPOSED AND ACCEPTED: _____

Conditions for: _____

Conditions for: _____

Title: _____

- Construction shall substantially conform to the approved Site Development Plan dates (ENTER DATE OF PLAN WITH ANY REVISION DATES) except as modified by the below listed conditions.
- If substantial use or construction permitted by this approval has not commenced within two years from the date on which a copy of this decision was filed with the Town Clerk, excluding the amount of time required for the appeal period of twenty days to expire and the amount of time to pursue and await the final determination of any such appeal, then his approval shall expire.
- The developer/applicant shall be required to establish a Homeowners Association (HOA) that will be responsible for the maintenance and operation of the approved street light plan and to provide for the maintenance and operation the storm water system including any and all retention basins, and all other common land within the approved subdivision. The HOA organization will be approved by Town Counsel and shall remain in force and operation for the duration of the life of the subdivision.
- The developer/applicant shall develop a storm water management and maintenance plan as required by the Rules and Regulations Governing the Subdivision of Land. Such plan shall be approved by the Town's Conservation Administration and Wareham's Director of Municipal Maintenance prior to the start of construction. The plan will prevent runoff of storm water to abutting properties. The developer/applicant's general contractor will be responsible for the inspection and maintenance of the storm water BMP during construction, including the submission of required reports to the Planning Board and Conservation Administrator. Once the construction is complete and the complex has been accepted, the HOA will be responsible for the required inspections and maintenance of the storm water system as delineated on the approved plan.
- With the final approval of the Site Development Plan the developer/applicant shall work with the Town Engineer and Director of Municipal Maintenance to compile a list of inspections required under Form N, Town of Wareham's Rules and Regulations Governing the Subdivision of Land.
- All rubbish, rubble, metals, stumps, and other debris shall be removed and properly disposed off-site. The developer/applicant will provide a "port-a-potty" on site for the use of construction crews. No work will be permitted on Sundays and legal holidays unless specific approval is granted by the Town of Wareham's Zoning Enforcement Officer.

- The site will not be clear-cut. The applicant shall preserve a minimum of 10' vegetative buffer along the side and rear lot lines of all lots. The developer/applicant will provide a landscaping plan under Article X of the Town of Wareham Zoning Bylaws that will indicate existing vegetation, including trees, which will be preserved. To ensure the long term maintenance and implementation of a two year guarantee program shall be provided to the Town on all new plant material. Street trees shall be planted along every 50' along both sides of the road. The developer/applicant furnished landscape material for street use shall be drought resistant.
- Street lighting is required by the Town of Wareham's Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- Be advised that the developer/applicant, under Section (1)c of the Town of Wareham Rules and Regulations Governing the Subdivision of Land, is required to maintain all streets and utilities in satisfactory condition until such streets and utilities are accepted by the Town of Wareham.
- If public water is available within 1,500' the applicant shall be required to connect to the system per Section VI, part B.4 of the Town of Wareham Rules and Regulations Governing the Subdivision of Land.
- No further subdivision of any lots by this action, to create any new buildable lots, will be permitted in perpetuity.
- Approvals and conditions from all other applicable Town Departments, Town Boards, Town Commissions and State agencies shall be made part of these conditions.

TOWN OF WAREHAM
PLANNING BOARD
54 Marion Road
Wareham, Massachusetts 02571

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Chapter 40-A, Section 5, Massachusetts General Laws, the Planning Board will hold a public hearing on January 25, 2010, at 7:00 p.m. in the Lower Level Cafeteria of Wareham Town Hall, 54 Marion Road, Wareham, MA to consider the following proposed revisions to the Subdivision Rules and Regulations;

SECTION VII FILING FEES – effective 01/26/10

A. APPROVAL NOT REQUIRED PLANS

Filing fee: \$150.00 per plan sheet + \$50.00 each newly-created lot

B. PRELIMINARY PLAN

Filing fee: \$500.00 + \$100.00 per lot + \$80.00 advertising fee

C. DEFINITIVE PLAN

Filing fee:

\$750.00 + \$75.00 per lot if Form B has been submitted, plus \$1.00 per linear foot of road + \$80.00 advertising fee.

\$1,500.00 + \$50.00 per lot if Form B has not been submitted, plus \$1.00 per linear foot of road + \$80.00 advertising fee.

COVENANT RELEASE/BOND RELEASE

Filing fee: \$100.00 per request

Subdivision Modifications

Filing fees for subdivision modifications shall be the same as listed above for an original application. Review Fees shall also be the same.

D. REVIEW FEES REQUIRED

Where specific conditions arising from the land or the nature of the proposal necessitates the assistance of planning, engineering, legal, traffic, soils, hydrologic or other consultants, the Planning Board may engage such consultant services to assist the Board in analyzing the project to ensure compliance with all relevant laws, by-laws, regulations, good design principles and best available practices. In these instances the Board will require the applicant to pay a review fee consisting of the reasonable costs to be incurred by the Board for these services (The provisions for this language, MLG Ch. 44, Sec. 53G, were adopted at the October 22, 2002 Town Meeting).

Funds received by the Board pursuant to this section shall be deposited with the Town Treasurer who shall establish a special individual account for this purpose. Expenditures

from this special account may be made at the direction of the Board. Expenditure from this account shall be made only in connection with the review of a specific project or projects for which a review fee has been, or will be collected, from the applicant. Failure of an applicant to pay all review fees shall be grounds for denial of the application or permit.

Review fees may only be spent for services rendered in connection with the specific project for which they were collected. Accrued interest may also be spent for this purpose. At the completion of a Board's review of a project, any excess amount of funds in the account, including any interest, attributable to a specific project, shall be repaid to the applicant or the applicant's successor in interest. The applicant must submit a written request for these funds. Upon request, a final report for said account shall be made available to the applicant, or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Board with the documentation establishing such succession in interest.

Any applicant may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen, providing that such appeal is taken within 14 days of notification of the Board's appointment to the consultant. The grounds for such an appeal shall be limited to the claims that the selected consultant has a conflict of interest or does not possess the minimum required qualifications as may be set by the Board. The minimum qualifications shall consist of a licensed professional in a related field. The required time limit for action upon an application by the Board shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Board will stand.

***Amended 01/25/10 by majority vote; The Board may waive fees if deemed modification is to be minor. The Board, in its discretion, may waive or adjust the fees if it deems the modification to be a minor modification.**

OTHER COST AND EXPENSES

All expenses for professional services, ancillary report reviews, supplemental studies, advertising, publication of notices, postage and mailings and all other expenses in connection with the proposed subdivision, including without limitation sampling and/or testing, shall be borne by the applicant. Re-inspection fees shall be the reasonable costs to be incurred to observe and inspect the construction of the proposed improvements and shall be based on an estimate provided by the Town's engineer.

The Planning Board shall not accept an application or schedule a public hearing for any application without receipt of a dollar deposit as listed in the Consulting Fee Schedule to be used only for payment of engineering, legal and other consulting services related to the proposed project.

The Planning Board may request supplemental payments, as needed, which shall be due and payable within fourteen (14) days of the request. Failure to pay the deposit amount or any supplemental payment shall be grounds for denial of the application. Any person interested or wishing to be heard on the proposed revisions to the Subdivision Rules and Regulations should appear at the time and place designated.

George T. Barrett
Chairman

NOTICE PUBLICATION DATES:

First Notice: January 7, 2010

Second Notice: January 14, 2010

CONSULTANT REVIEW FEES

Applicability - In addition to the Application Fee, the Planning Board may impose a Consultant Review Fee on those applications which require, in the judgement of the Planning Board, review by outside consultants due to the size, scale, or complexity of a proposed project, the project's potential impacts, or because the Town lacks the necessary expertise to perform the review work related to the permit or approval. In hiring outside consultants, the Board may engage engineers, planners, lawyers, designers, or other appropriate professionals able to assist the Board and to ensure compliance with all relevant laws, ordinances, by-laws, and regulations. Such assistance may include, but shall not be limited to, analyzing an application, monitoring or inspecting a project or site for compliance with the Board's decision or regulations, or inspecting a project during construction or implementation.

Submittal – Consultant Review Fees shall be submitted at a time to be determined by a majority vote of the Board for deposit in an account established pursuant to G.L. c. 44, s. 53G (53G Account). Failure to submit the fee as required by the Board shall be cause for the Board to continue or suspend proceedings and no review work shall commence until the fee has been paid in full.

Replenishment – When the balance in an applicant's 53G Account falls below twenty-five percent (25%) of the initial Consultant Review Fee, as imposed above, the Planning Board shall consider whether to require a supplemental Consultant Review Fee to cover the cost of the remaining project review.

Appeal from the Selection of the Consultants – The applicant may appeal the selection of an outside consultant to the Board. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum required qualifications of an educational degree in or related to the field at issue, or three or more years of practice in the field at issue or a related field. The applicant must specify the specific grounds which the applicant claims constitute a conflict of interest or a failure to meet minimum professional requirements.

Title References:

Deed from Tremont Nail Company dated March 1, 1922, recorded in the Plymouth County Registry of Deeds in Book 1408, Page 69;

Deed from Joseph Mackie Bloss, Executer of the Will of Sarah Ann Bloss, dated April 2, 1932, recorded in the Plymouth County Registry of Deeds in Book 1627, Page 366; and

Deed from Fannie M. Bailey dated June 30, 1942, recorded in the Plymouth County Registry of Deeds in Book 1832, Page 119.

**Town of Wareham
Street Name Application Form**

Application Date: November 22, 2021

Applicant:

- Check with Planning Board or Board of Selectmen to determine availability of street names.
- One copy of this form, filled out & signed should be submitted with a completed application for Form A, Form B, or Form C.
- Note: Use this form for any new street name requests for public OR private ways.

To the Planning Board:

The undersigned applicant requests the Board's approval of the following proposed names of street(s) within the proposed subdivision shown on a plan entitled: Definitive Subdivision Plan of 27 Charge Pond Road in Wareham, Massachusetts (Plymouth County) and dated 11/19/21.

Proposed Street name(s):
Parker Mills Road

Alternative name(s):
Parker Mills Pond Road

Applicant's Signature: _____

Address: _____

AD Makepeace Co
158 Tihonet Road Wareham, MA 02571

The Planning Board requests your comments on this application for approval of the above proposed street name(s):

Please submit your comments to the Planning Board before: _____

Approved Name(s): _____

Approval Date: _____

Planning Board Signatures:

Distribution List:

Board of Selectmen	Building Department	EMS
Police Department	Board of Health	Fire Department
Community Development	Wareham Historical Commission	Assessor's Office
Municipal Maintenance	Water Department	

Know all men by these presents that the Tremont Nail Company a corporation duly established under the laws of the Commonwealth of Massachusetts and having a place of business in Wareham in the County of Plymouth in said Commonwealth, for consideration paid grants to the A. D. Makepeace Company a corporation duly established under the laws of said Commonwealth and having a place of business in said Wareham, two certain parcels of land situated in the towns of Wareham, Carver and Plymouth, in said County of Plymouth, shown on an outline plan on two sheets marked "Sheet 1 of 2" and Sheet 2 of 2" respectively entitled "Plan of land to be conveyed by Tremont Nail Company to A. D. Makepeace Company, Plymouth County, Mass." By Allen S. Beale, C. E. Dated December 1921, and to be filed in the Registry of Deeds for said County of Plymouth. The most southerly boundary of the first and larger of said two parcels as shown on said plan is on (plan is on) Elm Street formerly known as the Rochester - Sandwich Stage Road at Parker Mills in the said town of Wareham. The most easterly boundary is in the seven-teenth share of the Fifth Great Lot of the Plymouth & Plympton Commons in said town of Plymouth. The most northerly boundary is near the Wankinco meadows in said town of Carver, and the most westerly boundary is a short distance ^{east} of Rose Brook in the said town of Wareham. The second and smaller of said two parcels as shown on said plan is situated on the westerly side of said Rose Brook in said Town of Wareham. Said first and larger parcel is more particularly described as follows: Beginning at Corner No. 1 indicated on Sheet 1 of said plan by the figure 1 enclosed within a circle at a stone bound situated at the westerly corner of land now or formerly of John Holland and situated N. 28° 00' W. 266.5 feet from the northwesterly corner of the Centre Cemetery which point is also the beginning point in a deed from Tremont Nail Company to this grantee dated April 22, 1914. thence N. 23° 52' W. 842.0 feet to a stone bound (Corner No. 2) thence S. 59° 51' W. 20.3 feet to a stone bound (Corner No. 3) thence N. 22° 28' W. 445.4 feet to a rough stone monument out-marked TN (Corner No. 4) thence N. 18° 03' W. 602.1 feet to a rough stone monument out-marked TN (Corner No. 5) thence N. 61° 46' E. 649.4 feet to a stone bound situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 6) thence N. 28° 00' E. 156.8 feet to a stone bound situated on the northwesterly side of the old road from Wareham to Plymouth (Corner No. 7) thence N. 74° 03' E. 183.8 feet to a stone bound situated on the northwesterly side of the old road from Wareham to Plymouth (Corner No. 8) thence N. 42° 22' E. 238.1 feet to a stone bound (Corner No. 9) thence N. 34° 25' E. 374.9 feet to a stone bound (Corner No. 10) thence N. 15° 31' E. 111.8 feet to a stone bound (Corner No. 11) thence N. 5° 21' W. 169.0 feet to a stone bound (Corner No. 12) thence continuing the same course a distance of 107.4 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 13) thence N. 13° 06' W. 171.8 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 14) thence N. 9° 22' E. 326.2 feet to a stone bound situated on the easterly side of the old road from Wareham to Plymouth (Corner No. 15) thence N. 1° 28' W. 189.6 feet to a stake (Corner No. 16) thence N. 9° 10' W. 325.8 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 17) thence N. 2° 47' E. 423.3 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 18) thence N. 19° 02' E. 346.7 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 19) thence N. 12° 20' E. 217.1 feet to a cut-mark on boulder situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 20) thence N. 24° 11' E. 231.2 feet to a stake (Corner No. 21) thence N. 8° 28' E. 236.7 feet to a stone bound (Corner No. 22) situated on the westerly side of the old road from Wareham to Plymouth. from Corner No. 12 to Corner No. 22 the courses follow the general alignment of the old road from Wareham to Plymouth. From Corner No. 12 to Corner No. 22 the boundary is the westerly side of the old road from Wareham to Plymouth. thence

Tremont
Nail Co.
to
A. D.
Makepeace
Company

pl.
3/269
3/230

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S. 87° 01' W. by the land of Watson M. Hudson a distance of 967.1 feet to a stake and stone (Corner No. 23) thence N. 26° 37' E. by the land of Watson M. Hudson a distance of 181.0 feet to a stone bound (Corner No. 24) thence N. 31° 05' W. by the land of Watson M. Hudson a distance of 166.6 feet to a stone bound (Corner No. 25) thence S. 34° 18' W. by the land of Watson M. Hudson a distance of 234.6 feet to a stone bound (Corner No. 26) thence N. 32° 14' W. by the land of Watson M. Hudson a distance of 451.8 feet to a stone bound (Corner No. 27) thence N. 82° 14' E. 586.4 feet to a stone bound (Corner No. 28) thence N. 7° 46' E. 740.4 feet to a stone bound situated on the southerly side of the road from Tremont to Tihonet via Mosquito Dam (Corner No. 29) thence N. 60° 22' W. 185.8 feet to a stake (Corner No. 30) thence N. 74° 07' W. 173.6 feet to a stone bound situated on the northerly side of the road from Tremont to Tihonet via Mosquito Dam (Corner No. 31), it being understood that from Corner No. 29 to Corner No. 31 the boundary is the southerly side of the aforesaid road. thence N. 12° 21' W. by the land of Rose Brook Bog Company 703.0 feet to a stone bound (Corner No. 32) thence N. 17° 47' E. by the land of Rose Brook Bog Company 1002.0 feet to a stone bound (Corner No. 33) thence N. 25° 32' E. by the land of Rose Brook Bog Company 540.0 feet to a stone bound (Corner No. 34), it being observed that Corners No. 31, No. 32, No. 33, and No. 34, are registered bounds, see Land Court Case No. 3632 thence S. 26° 05' E. along the line of the old town line Wareham-Carver by the land of The Fuller-Hammond Company 788.5 feet to a stone bound (Corner No. 35) thence S. 20° 45' W. by the cranberry bog of The Fuller-Hammond Company 264.7 feet to a pipe sunk in the ground (Corner No. 36) thence S. 33° 10' E. by the cranberry bog of the Fuller-Hammond Company 507.5 feet to a stake (Corner No. 37) thence N. 59° 08' E. by the cranberry bog of The Fuller-Hammond Company 69.7 feet to a stake (Corner No. 38) thence N. 2° 41' E. by the Cranberry bog of The Fuller-Hammond Company 129.2 feet to a stone bound (Corner No. 39) thence S. 26° 05' E. in line of old town line Wareham-Carver a distance of 607.0 feet (Corner No. 40) thence the following seventeen courses around Mosquito Dam Pond N. 64° 01' E. 31.3 feet (Corner No. 41) thence S. 38° 21' E. 116.0 feet (Corner No. 42) thence S. 56° 00' E. 200.3 feet (Corner No. 43) thence N. 62° 31' E. 89.1 feet to a stake (Corner No. 44) thence N. 16° 41' E. 236.9 feet (Corner No. 45) thence N. 79° 36' E. 149.5 feet (Corner No. 46) thence S. 55° 59' E. 74.6 feet to a stake (Corner No. 47) thence N. 52° 04' E. 292.4 feet to a stake (Corner No. 48) thence N. 23° 21' E. 115.3 feet (Corner No. 49) thence N. 52° 21' E. 176.8 feet (Corner No. 50) thence N. 24° 31' E. 137.4 feet (Corner No. 51) thence S. 70° 14' E. 68.0 feet (Corner No. 52) thence S. 19° 53' W. 230.4 feet (Corner No. 53) thence S. 34° 04' W. 158.0 feet to a stake (Corner No. 54) thence S. 34° 04' W. 268.7 feet to a stake (Corner No. 55) thence S. 37° 11' E. 88.1 feet to a stake (Corner No. 56) thence S. 16° 03' W. 285.0 feet to a stone bound situated on the southeasterly bank of the Mosquito Dam Pond (Corner No. 57) a corner of land of Galen Humphrey thence S. 58° 34' E. by the land of Galen Humphrey 1460.3 feet to a stake in line between 2nd and 3rd great lots of the Plymouth and Plympton Commons as shown on said Sheet 1 of said Plan and also on Sheet 2 of said Plan (Corner No. 58) thence N. 20° 39' E. by the land of Galen Humphrey and along the line between the said Second and Third Great Lots 1168.5 feet to a stake (Corner No. 59) shown on Sheet 2 of said Plan. thence on the following seven courses by land of James J. Walsh S. 65° 09' E. 643.6 feet to a stone bound (Corner No. 60) thence N. 84° 51' E. 330.0 feet (Corner No. 61) thence N. 60° 41' E. 173.2 feet to a stone bound (Corner No. 62) thence N. 10° 39' E. 572.6 feet to a stake (Corner No. 63) thence N. 3° 28' W. 231.6 feet running near to Tihonet Pond to a stone bound situated on the westerly bank of Tihonet Pond (Corner No. 64) thence N. 45° 24' W. 715.0 feet to a stone bound (Corner No. 65) thence N. 57° 58' W. 201.6 feet to a stone bound situated on line between the said Second and Third Great Lots (Corner No. 66) thence N. 20° 33' E. along line between the said Second and Third Great Lots, crossing the town line between Carver and Wareham

12663,6 feet to a stake situated on the southerly side of Wankinco Meadows (Corner No. 67), thence on the following four courses by land of Wankinco Bog Company S. 78° 57' E. 1441.5 feet to a stake (corner No. 68) thence S. 69° 17' E, 478.5 feet to a stake Corner No. 69) thence S. 8° 55' E. by the Wankinco River 230.3 feet to a cut-mark on the southerly face of the southwesterly side of old granite flume (Corner No. 70) thence S. 69° 28' E, 1577.4 feet to a stake (Corner No. 71) thence S. 23° 03' W. by land of Carver Bog Company and crossing the east branch of Wankinco River 1232.6 feet to a stone bound at the intersection of the line between the Third and Fourth Great Lots of Plymouth and Plympton Commons and the line between the 16th and 17th shares of said Fourth Great Lot as shown on said Plan. (Corner No. 72) thence S. 69° 55' E. by land of Carver Bog Company 1552.9 feet to a stone bound, (Corner No. 73) thence S. 71° 38' E, 361.0 feet to a stone bound (Corner No. 74) thence S. 69° 38' E. 1755.7 feet to a stake situated on line between the Fourth and Fifth Great Lots of Plymouth and Plympton Commons, (Corner No. 75) thence S. 20° 15' W. along said line between said Fourth and Fifth Great Lots by land of Commonwealth of Massachusetts; Myles Standish Forest Reserve, 92.2 feet to a stone bound (Corner No 76), said corner being also marked by a concrete monument. thence S. 69° 27' E. by the land of Commonwealth of Massachusetts, Myles Standish Forest Reserve, 2598.7 feet (Corner No. 77) thence S. 20° 13' W. 2239.0 feet (Corner No. 78) thence N. 70° 38' W. by land of Charles E. Morse 2576.8 feet to a granite monument cut-marked PM and also cut-marked XIII and XIIIII said granite monument being situated on the line between said Fourth and Fifth Great Lots (Corner No. 79), said course between Corners No. 78 and No. 79 crossing the East Branch of the Frog Foot River. thence S. 20° 07' W. on line between said Fourth and Fifth Great Lots crossing the East Branch of Frog Foot River and Plymouth-Wareham town line 6798.5 feet to corner of land sold by this grantor to Freeman T. Besse in 1914 now of Alice Tobey Jones (Corner No. 80) thence S. 44° 33' W. by land of Alice Tobey Jones 3179.5 feet to a stake (Corner No. 81) thence N. 69° 03' W. 379.0 feet to a stake, a corner of land of William Crowell & Co. (Corner No. 82) thence N. 20° 25' E. by land of William Crowell & Co, 936.1 feet to a sunken pipe, stake and stones (Corner No. 83) thence N. 70° 33' W. by land of William Crowell & Co. 1890.6 feet to a stake and stones (Corner No. 84) thence S. 22° 05' W. by land of William Crowell & Co. 905.9 feet to a stake and stones (Corner No. 85) said stake and stones being situated 26 feet southwesterly from the crown of a 5' boulder, thence N. 69° 03' W. 329.0 feet to line between said Third and Fourth Great Lots (Corner No. 86) thence S. 20° 21' W. along the line between the said Third and Fourth Great Lots 1032.0 feet to a stake (Corner No. 87) thence N. 69° 18' W. by land of Alice Tobey Jones 600.6 feet to a stake situated on the westerly side of the Frog Foot Road (Corner No. 88) thence by said road on the following four general courses: S. 23° 33' E. 566.2 feet to a stake, situated on the easterly side of the road (Corner No. 89) thence S. 4° 34' W. 223.1 feet to a stake situated on the easterly side of the road (Corner No. 90) thence S. 36° 09' W. 267.5 feet to a stake situated on the southeasterly side of the road (Corner No. 91) thence 69° 12' W. 200.0 feet to a stake situated on the westerly side of the road (Corner No. 92) thence S. 69° 31' E. 369.9 feet to a stake in old stump, said stake being in line between said Third and Fourth Great Lots (Corner No. 93) as shown on Sheet 2 and Sheet 1 of said Plan. thence S. 21° 40' W. along line between said Third and Fourth Great Lots and by the homestead of Albert Besse, also crossing an arm of Parker Mills Pond 4337.3 feet to a stone bound situated on the northwesterly side of the cranberry bog of Hulburt (Corner No. 94) thence by the same course by the cranberry bog of Hulburt 520.5 feet to a stake (Corner No. 95) thence S. 25° 52' E. by the cranberry bog of Hulburt 199.0 feet to a stone bound cut-marked W (Corner No. 96) thence by the same course by land of Town of Wareham 505.3 feet to a stone bound cut-marked W situated at a fork in the road to Albert Besse's homestead (Corner No. 97)

thence N. 78° 59' W. 860.7 feet to a stone bound Corner No. 98)
 thence S. 8° 50' W. 507.7 feet to a stone bound (Corner No. 99)
 thence S. 23° 12' W. by land of Alden Keyes and others 1233.0
 feet to a stake situated in the northerly boundary line of Elm
 Street (Corner No. 100) thence by said Elm Street N. 84° 49' W.
 287.1 feet to a stake (Corner No. 101) thence by said Elm Street
 N. 86° 19' W. 258.9 feet to a stake (Corner No. 102) thence N.
 3° 24' W. 274.0 feet (Corner No. 103) thence S. 88° 47' W. 284.9
 feet to a stone bound (Corner No. 104) thence by the same course
 89.8 feet to a stone bound (Corner No. 105) thence N. 22° 58' W.
 1262.6 feet to a stake situated on the southeasterly bank of
 Parker Mills Pond (Corner No. 106) thence to the Wankinco River
 which flows southerly through Parker Mills Pond thence upstream
 by said Wankinco River to its junction with a brook which runs
 into said river from the west and thence by said brook to Corner
 No. 107 which corner is situated N. 1° 41' E. 1187.2 feet from
 Corner No. 106 thence by said brook to Corner No. 108 situated
 N. 43° 58' W. 309 feet from Corner No. 107 thence crossing
 Tihonet Road N. 19° 53' W. 28 feet to the northeast corner of the
 Martin Howe Lot thence N. 69° 26' W. 236.1 feet to the northwest
 corner of said Martin Howe Lot thence S. 29° 12' W. 368.5 feet
 to the southwest corner of said lot thence S. 69° 26' E. 230.2
 feet to the southeast corner of said lot on the Tihonet Road
 thence S. by said road 30° 54' W. to a stake (Corner No. 109)
 located S. 30° 54' W. 1025.3 feet from Corner No. 108 thence still
 by said road S. 47° 17' W. 386.1 feet to a stone bound situated
 on the northwesterly side of Tihonet Road (Corner No. 110) thence
 N. 48° 37' W. by said land now or formerly of John Holland 393.9
 feet to a stone bound (Corner No. 111) thence S. 42° 10' W. by
 said land now or formerly of John Holland 267.0 feet to a stone
 bound (Corner No. 112) thence S. 83° 55' W. by said land now or
 formerly of John Holland 423.6 feet to point of beginning (Corner
 No. 1) Said second and smaller parcel is more particularly
described as follows: Beginning at the northerly corner of said
 parcel at a stone bound (Corner A) thence S. 37° 43' E. 414.8
 feet by land of Watson M. Hudson to a stone bound situated at the
 westerly end of the lower dike of the cranberry bog of John J.
 Beaton on Rose Brook (Corner B) thence S. 26° 01' E. by land of
 Watson M. Hudson 484.4 feet to a stone bound (Corner C) thence
 S. 86° 52' W. by land of said Hudson 1310.4 feet to a pile of
 stones (Corner D) thence N. 18° 55' E. by a wood road 245.8 feet
 to a pile of stones (Corner E) thence N. 51° 41' E. 971.8) feet
 to point of beginning (Corner A) Said Tremont Nail Company
 further grants to said A. D. Makepeace Company a narrow strip of
 land contiguous to said second and smaller parcel and lying
 northeasterly of the above-described course from corner A to
 corner B. thereof and between said course and the shore ditch of
 the cranberry bog of John J. Beaton. Said Tremont Nail Company
 further grants to said A.D. Makepeace Company any and all lands
 owned by it lying outside of but contiguous to the boundary lines
 of said two parcels shown on said plan and lying northerly of a
 straight line drawn from Corner No. 1 to Corner No. 103 on said
 plan and produced indefinitely in both directions. The said
 lands hereinbefore described are included with other lands in the
 conveyances made to the grantor by the following deeds: 1. Deed
 of John E. Sanford et al trustees to Tremont Nail Company, dated
 April 5, 1887, recorded with Plymouth Deeds Book 543, Page 148.
 2. Deed of Bridgewater Iron Company to Tremont Nail Company,
 dated 1887, recorded with said deeds Book 543 Page 151. 3. Deed
 of Cromwell Washburn to Tremont Nail Company dated February 16,
 1889, recorded with said deeds Book 574 Page 345. 4. Deed of
 James J. Walsh to Tremont Nail Company dated 1900, recorded with
 said deeds Book 796 Page 425. 5. Deed of John Holland to
 Tremont Nail Company dated November 10, 1904, recorded with said
 deeds Book 905 Page 193. There are not intended to be included
 in this conveyance any lands lying within the above mentioned
 boundaries which the Tremont Nail Company has not the present
 right to convey, and there are expressly excepted therefrom the
 lands described in the following deeds to which reference may be

had for a more particular description. 1. Deed of Parker Mills to Kies Doene et al dated November 16, 1878, and recorded with said Plymouth Deeds, Book 450, Page 89. 2. Deed of Bridgewater Iron Company to Abel D. Makepeace dated April 10, 1883, recorded with said deeds Book 488 Page 555. 3. Deed of Bridgewater Iron Company to Abel D. Makepeace, dated February 21, 1885, recorded with said deeds Book 516, Page 137. 4. Deed of Bridgewater Iron Company to Abel D. Makepeace and George F. Baker, dated September 9, 1885, recorded with said deeds Book 521 Page 569. 5. Deed of Tremont Nail Company to A. D. Makepeace Company, dated April 22, 1914, recorded with said deeds Book 1183 Page 479. Said lands are conveyed subject to- 1. The easements and other rights acquired by the Wareham Fire District by a taking dated January 17, 1908, and recorded with said deeds Book 984 Page 271. 2. A certain right or privilege of James J. Walsh to divert not exceeding one million cubic feet of water per year for twenty years upon payment of twenty-five (25) dollars per year as set forth in a deed of said Tremont Nail Company to said James J. Walsh, dated July 30, 1909, and recorded with said deeds Book 1035 Page 236. 3. The right to maintain poles and other rights and easements granted to the Marion Gas Company by the said Tremont Nail Company by its deed dated 1914 and recorded with said deeds Book 1186 Page 573. 4. A certain lease dated January 1, 1921, of a parcel of land with the buildings thereon situate at Tihonet in said Town of Wareham by the Tremont Nail Company to Freeman T. Besse for the term of ten years from the first day of January, 1921. The said Tremont Nail Company hereby reserves the right to flow that part of the granted premises bordering on or included within Parker Mills Pond to the level to which the water is or may be raised by the present dam at Parker Mills. And for the consideration aforesaid the said Tremont Nail Company further grants to said A. D. Makepeace Company a certain parcel of land near Parker Mills in said Town of Wareham lying on the westerly side of the road to Tihonet southerly from and adjoining Centre Cemetery, and on both sides of the stream known as Rose Brook near the point where it empties into Parker Mills Pond. Said parcel is shown on a "Plan of land to be conveyed by Tremont Nail Company to A. D. Makepeace Company, Plymouth County, Mass." by Allan S. Beale, C. E., dated January, 1922, to be recorded herewith, and is bounded and described as follows: Beginning at a stone post at the southwest-erly corner of said Centre Cemetery being the northwesterly corner of the granted premises (Corner F) thence running S. 27° 24' W. crossing Rose Brook 263.5 feet to a stone bound (Corner G) thence S. 87° 00' E. to Tihonet Road 306.9 feet to a cut-mark on curb (Corner H) thence by Tihonet Road N. 10° 30' W. crossing said Rose Brook 221.4 feet to a cut-mark on curb (Corner J) thence by the southerly line of said Centre Cemetery N. 77° 20' W. 148.4 feet to the point of beginning (Corner F) Containing 1.19 acres more or less. All of said parcels of land herein conveyed are conveyed subject to any and all easements, conditions, rights and privileges of record, and subject also to any other rights or easements which may legally exist. The grantor releases to the grantee all right which it may have under chapter 124 of the Acts of the Legislature of Massachusetts for the year 1894 in the waters of Tihonet Pond, or to construct and maintain fishways through the dams at Tihonet Pond, or to control the outlets of said pond, and it is mutually agreed that the existing fishway may be closed. It is also agreed that the grantor may construct and maintain a screen across the inlets to Parker Mill Pond to prevent fish from ascending the stream to Tihonet Pond. IN WITNESS WHEREOF the said Tremont Nail Company has caused these presents to be signed and its corporate seal to be hereto affixed by Edwin P. Brown, its President, thereunto duly authorized this first day of March, 1922.

Corporate Seal. TREMONT NAIL COMPANY
by Edwin P. Brown President

I. R. Stamps
\$12.00
cancelled

Commonwealth of Massachusetts

SUNFOLK, ss. Boston, March, 1, 1922. Then personally appeared the

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above-named Edwin P. Brown, and acknowledged the foregoing instrument to be the free act and deed of the Tremont Nail Company, before me,

Edward N. Chase Notary Public Seal.
My commission expires Sept. 13, 1928.

VOTE

At a special meeting of the Tremont Nail Company duly called for the purpose and held at Boston on the first day of March, A. D. 1922, the foregoing deed having been presented and considered, the following vote was passed: VOTED that Edwin P. Brown, as President, is hereby authorized and instructed to execute, acknowledge and deliver in the name and behalf of the corporation the deed which has just been presented to the meeting.

Attest:

Edward N. Chase Corporate Seal.
Clerk of the Tremont Nail Company.

Rec'd. Mar. 10, 1922 at 8 A. M. & recorded.

Porter
to
Johnson
See Book
1283
Page 63

Know all men by these presents that I, Ellen E. Porter of Avon, Massachusetts, present holder of a certain mortgage given by Anna Louisa Johnson to me dated May 18, A. D. 1917, and recorded with Plymouth County Deeds, book 1283, page 63-64 hereby acknowledge that I have received full payment and satisfaction of the debt thereby secured and of the conditions therein contained, and in consideration thereof I do hereby cancel and discharge said mortgage. In witness whereof I hereunto set my hand and seal this sixth day of March A. D. 1922.

Signed and sealed in the presence of
George E. Fisher
Ellen E. Porter Seal

Commonwealth of Massachusetts

Plymouth ss. Brockton, March 6, 1922. Then personally appeared the above-named Ellen E. Porter and acknowledged the foregoing instrument to be her free act and deed, before me

George E. Fisher Justice of the Peace.

My commission expires Oct. 6th, 1922.

Rec'd. Mar. 11, 1922 at 8 A. M. & recorded.

People's
Savs. Bk.
of
Brockton
to
Battlett
See Bk.
1273
Page 349

The People's Savings Bank of Brockton, the mortgagee within named hereby acknowledges satisfaction of the same. In witness whereof the said People's Savings Bank of Brockton has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Arthur T. Mooney its Treasurer this 24th day of February A. D. 1922.

Corporate Seal. People's Savings Bank of Brockton
by Arthur T. Mooney Treasurer.

Commonwealth of Massachusetts

Plymouth, ss. Brockton, Feb. 24th, 1922. Then personally appeared the above-named Arthur T. Mooney Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the People's Savings Bank of Brockton, before me;

Chester L. Wills Justice of the Peace.

My commission expires Feb. 1, 1929.

Rec'd. Mar. 11, 1922 at 8 A. M. & recorded.

Hersey, Tr.
to
Litchfield

I, Reuben L. Hersey, Trustee of Hingham, in the County of Plymouth and Commonwealth of Massachusetts, the mortgagor named in and the present holder of two mortgages from William F. Litchfield to me dated August 30, 1921 and October 28, 1921 recorded with Plymouth County Deeds,

40' East 63.47 feet, both courses by land of the Stanley Works; thence South 48° 03' East 639.30 feet by land of Aurora D. Silva to the point begun at. Being all and the same premises conveyed to me by deed of John D. Gonsalves dated July 25, 1917 and recorded with Plymouth County Deeds, Book 1284, Page 102-104. Premises are subject to a mortgage to the Campello Co-operative Bank. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. Marie S. Borges wife of said mortgagor release to the mortgagee all rights of dower and homestead and other interests in the mortgaged premises. WITNESS my hand and seal this 14th day of April 1932.

Edgar E. Cushman

Manuel J. Borges Seal
Mary S. Borges Seal

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. April 14, 1932. Then personally appeared the above-named Manuel J. Borges and acknowledged the foregoing instrument to be his free act and deed, before me-

Edgar E. Cushman Notary Public Seal

My commission expires 2-17-1939

Rec'd Apr. 18, 1932 at 8:00 A. M. & recorded.

Bloss
by Exr.
to
A.D. Makepeace Co.

I, JOSEPH MACKIE BLOSS of Titusville, in the County of Crawford, Pennsylvania, EXECUTOR OF THE WILL OF SARAH ANN BLOSS late of Titusville, in the County of Crawford and State of Pennsylvania by power conferred by license of the Plymouth County Probate Court dated March 28, 1932 and every other power for FIFTEEN HUNDRED AND 00/100 DOLLARS paid, grant to A. D. MAKEPEACE COMPANY, a Massachusetts corporation with a usual place of business in Wareham, Plymouth County, Massachusetts, the land in Plymouth County, Massachusetts, described as follows: "All the right, title and interest that Sarah Ann Bloss had at the time of her death in and to the land in that part of Wareham known as Parker Mills which is now flowed by Parker Mills Pond or which can be flowed by the present dam at the outlet of said Pond or which adjoins said Pond or the stream running into said Pond or the stream at the outlet thereof. And also the land and easements described in a certain indenture dated December 30, 1821 between Charity Mackie and William Mackie and Isaac Pratt and others, recorded in Plymouth County Registry of Deeds, Book 145, Page 154 and therein substantially described as 'One undivided third part of grist mill and stream near the dwelling house of Benjamin Fearing, Esq. in said Wareham.' And also the land and rights described in a lease from said Charity and William Mackie to Isaac Pratt et al, dated November 3, 1827 and recorded with said Deeds, Book 158, Page 277 and therein substantially described as 'One undivided third part of the stream and rights of water connected with the dam on and across Wankinquo River near the house of Benjamin Fearing, Esq., in said Wareham.' And also all other land, water rights or easements which we may own situated within the area generally bounded as follows: Westerly by Tihonet Road, Northerly by the Carver-Wareham line and the Plymouth-Wareham line, Easterly by Charge Pond Road and Southerly by the road from Parker Mills to East Wareham. And also all land and easements within the area generally described as follows: Northerly by said road from Parker Mills to East Wareham, Westerly by Main Street, Southerly by the road from Wareham Narrows to East Wareham and Easterly by the brook running into Agawam River and situated just West of the homestead of Isaac N. Briggs and the line of said brook extended Southerly to road from Wareham Narrows to East Wareham. Said premises are subject to the right of Tremont Nail Company to continue to use and enjoy any rights to which it may be entitled under the lease dated November 3, 1827, recorded with said Deeds, Book 158, Page 277, so long as it shall pay the rent therein mentioned to the owner of the fee." WITNESS my hand and seal this second day of April, 1932.

Joseph Mackie Bloss Seal
Executor of Will of Sarah Ann Bloss

STATE OF PENNSYLVANIA

Crawford, ss. Titusville, Pa., April 13th, 1932. Then personally appeared the above-named Joseph Mackie Bloss and acknowledged the foregoing instrument to be his free act and deed, before me-
Lulu M. Moran Notary Public Seal
My commission expires January 23, 1933.

STATE OF PENNSYLVANIA)
County of Crawford)ss:

I, HARRIET P. STERLING, Clerk of the Court of Quarter Sessions of the Peace, the same being a Court of Record and having a seal, in and for the State and County above written, certify that LULU M. MORAN by whom the annexed and foregoing instrument in writing was taken, was, at the date thereof, an acting Notary Public, in and for said County, and residing therein, duly qualified, and as such authorized by the laws of this Commonwealth to take the same and to take the proof and acknowledgment of deeds to be recorded in the State of Pennsylvania. AND FURTHER, That I am acquainted with the hand writing of the said Notary Public and believe the signature purporting to be his to be genuine and that the same is executed according to the laws of Pennsylvania. IN TESTIMONY WHEREOF, I hereunto set my hand and affix the seal of the said Court, at Meadville, the 13 day of April, A.D. 1932.
Seal Harriet P. Sterling Clerk.
Rec'd Apr. 18, 1932 at 8:00 A. M. & recorded.

I, THOMAS J. KEANE of Norwell, Plymouth County, Massachusetts, being unmarried, for consideration paid, grant to MINNIE FOSTER of said Norwell with MORTGAGE COVENANTS, to secure the payment of ONE THOUSAND DOLLARS (\$1,000) in one year with three and one-half per centum interest per annum payable semi-annually as provided in my note of even date, the land, with the buildings thereon, in said Norwell bounded and described as follows:- Northwesterly by the Cedar Swamp line, southerly by land now or formerly of Harris Totman and by land now or formerly of George Lincoln, easterly by the highway leading from house now or formerly of Mary Otis to Hingham. Said premises containing one and one-half acres, more or less. Being the same premises conveyed to me, Thomas J. Keane, the within named grantor, by deed of Elbridge G. Bates dated March 25, 1922 and recorded with Plymouth Deeds, Book 1408, Page 209. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. WITNESS my hand and seal this fifteenth day of April 1932.
Charles D. Burke Thomas J. Keane Seal

Keane to Foster

Discharge
Bk. 1641
Pg. 483

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. April 15, 1932. Then personally appeared the above named Thomas J. Keane and acknowledged the foregoing instrument to be his free act and deed, before me-
Seal Charles D. Burke Notary Public
My commission expires Dec. 3, 1937.
Rec'd Apr. 18, 1932 at 8:00 A. M. & recorded.

I, KNUT ABRAHAMSON, of Brockton, Plymouth County, Massachusetts, being married, for consideration paid, grant to WALTER V. KAY of said Brockton, with WARRANTY COVENANTS A certain parcel of land with the buildings thereon situated in Hanson, in said County of Plymouth and bounded and described as follows:- Beginning at a spike at the junction of two cartways at the easterly side of Maquan Street, and thence running northerly and westerly by the easterly side of one of said cartways which leads to Crescent Street; thence running along the side of said Crescent Street to Cross Street; thence northerly by the easterly side of said Cross Street to land of Nathan L. White; thence north-easterly by land of said White and by land now or formerly owned

Abrahamson to Kay

1832

FILED

successor or successors in interest with reference to the mortgage and the debt hereby secured, and in the same manner as with the mortgagor without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the mortgagee and no extension, whether oral or in writing, of the time for the payment of the debt hereby secured given by the mortgagee shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part. The mortgagor covenants and agrees to perform and observe all of the terms and conditions of the mortgage note secured by this mortgage, and further covenants and agrees to pay on demand to the mortgagee, or the mortgagee may at its option add to the principal balance then due, any sums advanced or paid by the mortgagee on account of any default, of whatever nature, by the mortgagor, or any sums advanced or paid, whether before or after default, for taxes, repairs, improvements, insurance on the mortgaged property or any other insurance pledged as collateral to secure the mortgage loan, or any sums paid by the mortgagee, including reasonable attorney's fees, in prosecuting, defending, or intervening in any legal or equitable proceeding wherein any of the rights created by this mortgage are, in the sole judgment of the Association, jeopardized or in issue. This mortgage is upon the Statutory Condition, for any breach of which the mortgagee shall have the Statutory Power of Sale. We, Joseph J. Correa and Selina R. Correa, husband and wife release to the mortgagee all rights of tenancy by the curtesy and dower and homestead and other interests in the mortgaged premises. WITNESS our hands and seals this 29th day of June, 1942.

Ether E. Ripley

Joseph J. Correa
Selina R. Correa

Seal
Seal

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss, Whitman, Mass., June 29, 1942. Then personally appeared the above named Joseph J. Correa and Selina R. Correa and acknowledged the foregoing instrument to be their free act and deed, before me,

Ether E. Ripley Notary Public Seal
My commission expires April 21, 1944.

Rec'd Jun. 30, 1942 at 10:35 A.M. & recorded.

I, FANNIE M. BAILEY, of Wareham, Plymouth County, Massachusetts, being unmarried, for consideration paid, grant to A.D. MAKEPEACE COMPANY, a Massachusetts corporation, having its principal place of business in said Wareham, with QUITCLAIM COVENANTS, the land in said WAREHAM, being a certain lot of woodland on the East side of the Parker Mills lower Factory Pond, containing eleven acres more or less and bounded as follows: Beginning at a stone post at the Northeast corner of the garden lot of David Spaulding, deceased, the same being a corner of a lot belonging to the Parker Mills; thence North 25 1/2° West 78 rods to said Pond; thence Southerly by the land flowed by said Pond to the land formerly owned by Asa Bartlett, deceased; thence South 43° East 4 rods and 4 links to a post in a fence; thence South 2 1/2° East 3 rods and 4 links to a corner of the fence; thence in line of the fence North 85° East 11 rods and 11 links; thence North 78° East 22 rods and 3 links to the bound first mentioned, together with all privileges and appurtenances belonging to said lot, being the same premises conveyed to me by Commissioner's Deed of Joseph W. Whitcomb dated June 25, 1928 and recorded with Plymouth County Deeds, Book 1558, Page 189. WITNESS my hand and seal this 30th day of June, 1942.

Fannie M. Bailey Seal

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. June 30th, 1942. Then personally appeared the above named Fannie M. Bailey and acknowledged the foregoing instrument to be her free act and deed, before me,

Joseph W. Whitcomb Notary Public Seal
My commission expires Feb. 17, 1944.

Rec'd Jul. 2, 1942 at 9:00 A.M. & recorded.

Bailey
to
A.D.
Makepeace
Co.

I.R. Stamps
\$.55
Cancelled

Know all men by these presents that the Tremont Nail Company a corporation duly established under the laws of the Commonwealth of Massachusetts and having a place of business in Wareham in the County of Plymouth in said Commonwealth, for consideration paid grants to the A. D. Makepeace Company a corporation duly established under the laws of said Commonwealth and having a place of business in said Wareham, two certain parcels of land situated in the towns of Wareham, Carver and Plymouth, in said County of Plymouth, shown on an outline plan on two sheets marked "Sheet 1 of 2" and Sheet 2 of 2" respectively entitled "Plan of land to be conveyed by Tremont Nail Company to A. D. Makepeace Company, Plymouth County, Mass." By Allen S. Beale, C. E. Dated December 1921, and to be filed in the Registry of Deeds for said County of Plymouth. The most southerly boundary of the first and larger of said two parcels as shown on said plan is on (plan is on) Elm Street formerly known as the Rochester - Sandwich Stage Road at Parker Mills in the said town of Wareham. The most easterly boundary is in the seven-teenth share of the Fifth Great Lot of the Plymouth & Plympton Commons in said town of Plymouth. The most northerly boundary is near the Wankinco meadows in said town of Carver, and the most westerly boundary is a short distance ^{east} of Rose Brook in the said town of Wareham. The second and smaller of said two parcels as shown on said plan is situated on the westerly side of said Rose Brook in said Town of Wareham. Said first and larger parcel is more particularly described as follows: Beginning at Corner No. 1 indicated on Sheet 1 of said plan by the figure 1 enclosed within a circle at a stone bound situated at the westerly corner of land now or formerly of John Holland and situated N. 28° 00' W. 266.5 feet from the northwesterly corner of the Centre Cemetery which point is also the beginning point in a deed from Tremont Nail Company to this grantee dated April 22, 1914. thence N. 23° 52' W. 842.0 feet to a stone bound (Corner No. 2) thence S. 59° 51' W. 20.3 feet to a stone bound (Corner No. 3) thence N. 22° 28' W. 445.4 feet to a rough stone monument out-marked TN (Corner No. 4) thence N. 18° 03' W. 602.1 feet to a rough stone monument out-marked TN (Corner No. 5) thence N. 61° 46' E. 649.4 feet to a stone bound situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 6) thence N. 28° 00' E. 156.8 feet to a stone bound situated on the northwesterly side of the old road from Wareham to Plymouth (Corner No. 7) thence N. 74° 03' E. 183.8 feet to a stone bound situated on the northwesterly side of the old road from Wareham to Plymouth (Corner No. 8) thence N. 42° 22' E. 238.1 feet to a stone bound (Corner No. 9) thence N. 34° 25' E. 374.9 feet to a stone bound (Corner No. 10) thence N. 15° 31' E. 111.8 feet to a stone bound (Corner No. 11) thence N. 5° 21' W. 169.0 feet to a stone bound (Corner No. 12) thence continuing the same course a distance of 107.4 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 13) thence N. 13° 06' W. 171.8 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 14) thence N. 9° 22' E. 326.2 feet to a stone bound situated on the easterly side of the old road from Wareham to Plymouth (Corner No. 15) thence N. 1° 28' W. 189.6 feet to a stake (Corner No. 16) thence N. 9° 10' W. 325.8 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 17) thence N. 2° 47' E. 423.3 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 18) thence N. 19° 02' E. 346.7 feet to a stake situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 19) thence N. 12° 20' E. 217.1 feet to a cut-mark on boulder situated on the westerly side of the old road from Wareham to Plymouth (Corner No. 20) thence N. 24° 11' E. 231.2 feet to a stake (Corner No. 21) thence N. 8° 28' E. 236.7 feet to a stone bound (Corner No. 22) situated on the westerly side of the old road from Wareham to Plymouth. from Corner No. 12 to Corner No. 22 the courses follow the general alignment of the old road from Wareham to Plymouth. From Corner No. 12 to Corner No. 22 the boundary is the westerly side of the old road from Wareham to Plymouth. thence

Tremont
Nail Co.
to
A. D.
Makepeace
Company

pl.
3/269
3/230

54

S. 87° 01' W. by the land of Watson M. Hudson a distance of 967.1 feet to a stake and stone (Corner No. 23) thence N. 26° 37' E. by the land of Watson M. Hudson a distance of 181.0 feet to a stone bound (Corner No. 24) thence N. 31° 05' W. by the land of Watson M. Hudson a distance of 166.6 feet to a stone bound (Corner No. 25) thence S. 34° 18' W. by the land of Watson M. Hudson a distance of 234.6 feet to a stone bound (Corner No. 26) thence N. 32° 14' W. by the land of Watson M. Hudson a distance of 451.8 feet to a stone bound (Corner No. 27) thence N. 82° 14' E. 586.4 feet to a stone bound (Corner No. 28) thence N. 7° 46' E. 740.4 feet to a stone bound situated on the southerly side of the road from Tremont to Tihonet via Mosquito Dam (Corner No. 29) thence N. 60° 22' W. 185.8 feet to a stake (Corner No. 30) thence N. 74° 07' W. 173.6 feet to a stone bound situated on the northerly side of the road from Tremont to Tihonet via Mosquito Dam (Corner No. 31), it being understood that from Corner No. 29 to Corner No. 31 the boundary is the southerly side of the aforesaid road. thence N. 12° 21' W. by the land of Rose Brook Bog Company 703.0 feet to a stone bound (Corner No. 32) thence N. 17° 47' E. by the land of Rose Brook Bog Company 1002.0 feet to a stone bound (Corner No. 33) thence N. 25° 32' E. by the land of Rose Brook Bog Company 540.0 feet to a stone bound (Corner No. 34), it being observed that Corners No. 31, No. 32, No. 33, and No. 34, are registered bounds, see Land Court Case No. 3632 thence S. 26° 05' E. along the line of the old town line Wareham-Carver by the land of The Fuller-Hammond Company 788.5 feet to a stone bound (Corner No. 35) thence S. 20° 45' W. by the cranberry bog of The Fuller-Hammond Company 264.7 feet to a pipe sunk in the ground (Corner No. 36) thence S. 33° 10' E. by the cranberry bog of the Fuller-Hammond Company 507.5 feet to a stake (Corner No. 37) thence N. 59° 08' E. by the cranberry bog of The Fuller-Hammond Company 69.7 feet to a stake (Corner No. 38) thence N. 2° 41' E. by the Cranberry bog of The Fuller-Hammond Company 129.2 feet to a stone bound (Corner No. 39) thence S. 26° 05' E. in line of old town line Wareham-Carver a distance of 607.0 feet (Corner No. 40) thence the following seventeen courses around Mosquito Dam Pond N. 64° 01' E. 31.3 feet (Corner No. 41) thence S. 38° 21' E. 116.0 feet (Corner No. 42) thence S. 56° 00' E. 200.3 feet (Corner No. 43) thence N. 62° 31' E. 89.1 feet to a stake (Corner No. 44) thence N. 16° 41' E. 236.9 feet (Corner No. 45) thence N. 79° 36' E. 149.5 feet (Corner No. 46) thence S. 55° 59' E. 74.6 feet to a stake (Corner No. 47) thence N. 52° 04' E. 292.4 feet to a stake (Corner No. 48) thence N. 23° 21' E. 115.3 feet (Corner No. 49) thence N. 52° 21' E. 176.8 feet (Corner No. 50) thence N. 24° 31' E. 137.4 feet (Corner No. 51) thence S. 70° 14' E. 68.0 feet (Corner No. 52) thence S. 19° 53' W. 230.4 feet (Corner No. 53) thence S. 34° 04' W. 158.0 feet to a stake (Corner No. 54) thence S. 34° 04' W. 268.7 feet to a stake (Corner No. 55) thence S. 37° 11' E. 88.1 feet to a stake (Corner No. 56) thence S. 16° 03' W. 285.0 feet to a stone bound situated on the southeasterly bank of the Mosquito Dam Pond (Corner No. 57) a corner of land of Galen Humphrey thence S. 58° 34' E. by the land of Galen Humphrey 1460.3 feet to a stake in line between 2nd and 3rd great lots of the Plymouth and Plympton Commons as shown on said Sheet 1 of said Plan and also on Sheet 2 of said Plan (Corner No. 58) thence N. 20° 39' E. by the land of Galen Humphrey and along the line between the said Second and Third Great Lots 1168.5 feet to a stake (Corner No. 59) shown on Sheet 2 of said Plan. thence on the following seven courses by land of James J. Walsh S. 65° 09' E. 643.6 feet to a stone bound (Corner No. 60) thence N. 84° 51' E. 330.0 feet (Corner No. 61) thence N. 60° 41' E. 173.2 feet to a stone bound (Corner No. 62) thence N. 10° 39' E. 572.6 feet to a stake (Corner No. 63) thence N. 3° 28' W. 231.6 feet running near to Tihonet Pond to a stone bound situated on the westerly bank of Tihonet Pond (Corner No. 64) thence N. 45° 24' W. 715.0 feet to a stone bound (Corner No. 65) thence N. 57° 58' W. 201.6 feet to a stone bound situated on line between the said Second and Third Great Lots (Corner No. 66) thence N. 20° 33' E. along line between the said Second and Third Great Lots, crossing the town line between Carver and Wareham

12663,6 feet to a stake situated on the southerly side of Wankinco Meadows (Corner No. 67), thence on the following four courses by land of Wankinco Bog Company S. 78° 57' E. 1441.5 feet to a stake (corner No. 68) thence S. 69° 17' E, 478.5 feet to a stake Corner No. 69) thence S. 8° 55' E. by the Wankinco River 230.3 feet to a cut-mark on the southerly face of the southwesterly side of old granite flume (Corner No. 70) thence S. 69° 28' E, 1577.4 feet to a stake (Corner No. 71) thence S. 23° 03' W. by land of Carver Bog Company and crossing the east branch of Wankinco River 1232.6 feet to a stone bound at the intersection of the line between the Third and Fourth Great Lots of Plymouth and Plympton Commons and the line between the 16th and 17th shares of said Fourth Great Lot as shown on said Plan. (Corner No. 72) thence S. 69° 55' E. by land of Carver Bog Company 1552.9 feet to a stone bound, (Corner No. 73) thence S. 71° 38' E, 361.0 feet to a stone bound (Corner No. 74) thence S. 69° 38' E. 1755.7 feet to a stake situated on line between the Fourth and Fifth Great Lots of Plymouth and Plympton Commons, (Corner No. 75) thence S. 20° 15' W. along said line between said Fourth and Fifth Great Lots by land of Commonwealth of Massachusetts; Myles Standish Forest Reserve, 92.2 feet to a stone bound (Corner No 76), said corner being also marked by a concrete monument. thence S. 69° 27' E. by the land of Commonwealth of Massachusetts, Myles Standish Forest Reserve, 2598.7 feet (Corner No. 77) thence S. 20° 13' W. 2239.0 feet (Corner No. 78) thence N. 70° 38' W. by land of Charles E. Morse 2576.8 feet to a granite monument cut-marked PM and also cut-marked XIII and XIIIII said granite monument being situated on the line between said Fourth and Fifth Great Lots (Corner No. 79), said course between Corners No. 78 and No. 79 crossing the East Branch of the Frog Foot River. thence S. 20° 07' W. on line between said Fourth and Fifth Great Lots crossing the East Branch of Frog Foot River and Plymouth-Wareham town line 6798.5 feet to corner of land sold by this grantor to Freeman T. Besse in 1914 now of Alice Tobey Jones (Corner No. 80) thence S. 44° 33' W. by land of Alice Tobey Jones 3179.5 feet to a stake (Corner No. 81) thence N. 69° 03' W. 379.0 feet to a stake, a corner of land of William Crowell & Co. (Corner No. 82) thence N. 20° 25' E. by land of William Crowell & Co, 936.1 feet to a sunken pipe, stake and stones (Corner No. 83) thence N. 70° 33' W. by land of William Crowell & Co. 1890.6 feet to a stake and stones (Corner No. 84) thence S. 22° 05' W. by land of William Crowell & Co. 905.9 feet to a stake and stones (Corner No. 85) said stake and stones being situated 26 feet southwesterly from the crown of a 5' boulder, thence N. 69° 03' W. 329.0 feet to line between said Third and Fourth Great Lots (Corner No. 86) thence S. 20° 21' W. along the line between the said Third and Fourth Great Lots 1032.0 feet to a stake (Corner No. 87) thence N. 69° 18' W. by land of Alice Tobey Jones 600.6 feet to a stake situated on the westerly side of the Frog Foot Road (Corner No. 88) thence by said road on the following four general courses: S. 23° 33' E. 566.2 feet to a stake, situated on the easterly side of the road (Corner No. 89) thence S. 4° 34' W. 223.1 feet to a stake situated on the easterly side of the road (Corner No. 90) thence S. 36° 09' W. 267.5 feet to a stake situated on the southeasterly side of the road (Corner No. 91) thence 69° 12' W. 200.0 feet to a stake situated on the westerly side of the road (Corner No. 92) thence S. 69° 31' E. 369.9 feet to a stake in old stump, said stake being in line between said Third and Fourth Great Lots (Corner No. 93) as shown on Sheet 2 and Sheet 1 of said Plan. thence S. 21° 40' W. along line between said Third and Fourth Great Lots and by the homestead of Albert Besse, also crossing an arm of Parker Mills Pond 4337.3 feet to a stone bound situated on the northwesterly side of the cranberry bog of Hulburt (Corner No. 94) thence by the same course by the cranberry bog of Hulburt 520.5 feet to a stake (Corner No. 95) thence S. 25° 52' E. by the cranberry bog of Hulburt 199.0 feet to a stone bound cut-marked W (Corner No. 96) thence by the same course by land of Town of Wareham 505.3 feet to a stone bound cut-marked W situated at a fork in the road to Albert Besse's homestead (Corner No. 97)

thence N. 78° 59' W. 860.7 feet to a stone bound Corner No. 98)
 thence S. 8° 50' W. 507.7 feet to a stone bound (Corner No. 99)
 thence S. 23° 12' W. by land of Alden Keyes and others 1233.0
 feet to a stake situated in the northerly boundary line of Elm
 Street (Corner No. 100) thence by said Elm Street N. 84° 49' W.
 287.1 feet to a stake (Corner No. 101) thence by said Elm Street
 N. 86° 19' W. 258.9 feet to a stake (Corner No. 102) thence N.
 3° 24' W. 274.0 feet (Corner No. 103) thence S. 88° 47' W. 284.9
 feet to a stone bound (Corner No. 104) thence by the same course
 89.8 feet to a stone bound (Corner No. 105) thence N. 22° 58' W.
 1262.6 feet to a stake situated on the southeasterly bank of
 Parker Mills Pond (Corner No. 106) thence to the Wankinco River
 which flows southerly through Parker Mills Pond thence upstream
 by said Wankinco River to its junction with a brook which runs
 into said river from the west and thence by said brook to Corner
 No. 107 which corner is situated N. 1° 41' E. 1187.2 feet from
 Corner No. 106 thence by said brook to Corner No. 108 situated
 N. 43° 58' W. 309 feet from Corner No. 107 thence crossing
 Tihonet Road N. 19° 53' W. 28 feet to the northeast corner of the
 Martin Howe Lot thence N. 69° 26' W. 236.1 feet to the northwest
 corner of said Martin Howe Lot thence S. 29° 12' W. 368.5 feet
 to the southwest corner of said lot thence S. 69° 26' E. 230.2
 feet to the southeast corner of said lot on the Tihonet Road
 thence S. by said road 30° 54' W. to a stake (Corner No. 109)
 located S. 30° 54' W. 1025.3 feet from Corner No. 108 thence still
 by said road S. 47° 17' W. 386.1 feet to a stone bound situated
 on the northwesterly side of Tihonet Road (Corner No. 110) thence
 N. 48° 37' W. by said land now or formerly of John Holland 393.9
 feet to a stone bound (Corner No. 111) thence S. 42° 10' W. by
 said land now or formerly of John Holland 267.0 feet to a stone
 bound (Corner No. 112) thence S. 83° 55' W. by said land now or
 formerly of John Holland 423.6 feet to point of beginning (Corner
 No. 1) Said second and smaller parcel is more particularly
described as follows: Beginning at the northerly corner of said
 parcel at a stone bound (Corner A) thence S. 37° 43' E. 414.8
 feet by land of Watson M. Hudson to a stone bound situated at the
 westerly end of the lower dike of the cranberry bog of John J.
 Beaton on Rose Brook (Corner B) thence S. 26° 01' E. by land of
 Watson M. Hudson 484.4 feet to a stone bound (Corner C) thence
 S. 86° 52' W. by land of said Hudson 1310.4 feet to a pile of
 stones (Corner D) thence N. 18° 55' E. by a wood road 245.8 feet
 to a pile of stones (Corner E) thence N. 51° 41' E. 971.8) feet
 to point of beginning (Corner A) Said Tremont Nail Company
 further grants to said A. D. Makepeace Company a narrow strip of
 land contiguous to said second and smaller parcel and lying
 northeasterly of the above-described course from corner A to
 corner B. thereof and between said course and the shore ditch of
 the cranberry bog of John J. Beaton. Said Tremont Nail Company
 further grants to said A.D. Makepeace Company any and all lands
 owned by it lying outside of but contiguous to the boundary lines
 of said two parcels shown on said plan and lying northerly of a
 straight line drawn from Corner No. 1 to Corner No. 103 on said
 plan and produced indefinitely in both directions. The said
 lands hereinbefore described are included with other lands in the
 conveyances made to the grantor by the following deeds: 1. Deed
 of John E. Sanford et al trustees to Tremont Nail Company, dated
 April 5, 1887, recorded with Plymouth Deeds Book 543, Page 148.
 2. Deed of Bridgewater Iron Company to Tremont Nail Company,
 dated 1887, recorded with said deeds Book 543 Page 151. 3. Deed
 of Cromwell Washburn to Tremont Nail Company dated February 16,
 1889, recorded with said deeds Book 574 Page 345. 4. Deed of
 James J. Walsh to Tremont Nail Company dated 1900, recorded with
 said deeds Book 796 Page 425. 5. Deed of John Holland to
 Tremont Nail Company dated November 10, 1904, recorded with said
 deeds Book 905 Page 193. There are not intended to be included
 in this conveyance any lands lying within the above mentioned
 boundaries which the Tremont Nail Company has not the present
 right to convey, and there are expressly excepted therefrom the
 lands described in the following deeds to which reference may be

had for a more particular description. 1. Deed of Parker Mills to Kies Doene et al dated November 16, 1878, and recorded with said Plymouth Deeds, Book 450, Page 89. 2. Deed of Bridgewater Iron Company to Abel D. Makepeace dated April 10, 1883, recorded with said deeds Book 488 Page 555. 3. Deed of Bridgewater Iron Company to Abel D. Makepeace, dated February 21, 1885, recorded with said deeds Book 516, Page 137. 4. Deed of Bridgewater Iron Company to Abel D. Makepeace and George F. Baker, dated September 9, 1885, recorded with said deeds Book 521 Page 569. 5. Deed of Tremont Nail Company to A. D. Makepeace Company, dated April 22, 1914, recorded with said deeds Book 1183 Page 479. Said lands are conveyed subject to- 1. The easements and other rights acquired by the Wareham Fire District by a taking dated January 17, 1908, and recorded with said deeds Book 984 Page 271. 2. A certain right or privilege of James J. Walsh to divert not exceeding one million cubic feet of water per year for twenty years upon payment of twenty-five (25) dollars per year as set forth in a deed of said Tremont Nail Company to said James J. Walsh, dated July 30, 1909, and recorded with said deeds Book 1035 Page 236. 3. The right to maintain poles and other rights and easements granted to the Marion Gas Company by the said Tremont Nail Company by its deed dated 1914 and recorded with said deeds Book 1186 Page 573. 4. A certain lease dated January 1, 1921, of a parcel of land with the buildings thereon situate at Tihonet in said Town of Wareham by the Tremont Nail Company to Freeman T. Besse for the term of ten years from the first day of January, 1921. The said Tremont Nail Company hereby reserves the right to flow that part of the granted premises bordering on or included within Parker Mills Pond to the level to which the water is or may be raised by the present dam at Parker Mills. And for the consideration aforesaid the said Tremont Nail Company further grants to said A. D. Makepeace Company a certain parcel of land near Parker Mills in said Town of Wareham lying on the westerly side of the road to Tihonet southerly from and adjoining Centre Cemetery, and on both sides of the stream known as Rose Brook near the point where it empties into Parker Mills Pond. Said parcel is shown on a "Plan of land to be conveyed by Tremont Nail Company to A. D. Makepeace Company, Plymouth County, Mass." by Allan S. Beale, C. E., dated January, 1922, to be recorded herewith, and is bounded and described as follows: Beginning at a stone post at the southwest-erly corner of said Centre Cemetery being the northwesterly corner of the granted premises (Corner F) thence running S. 27° 24' W. crossing Rose Brook 263.5 feet to a stone bound (Corner G) thence S. 87° 00' E. to Tihonet Road 306.9 feet to a cut-mark on curb (Corner H) thence by Tihonet Road N. 10° 30' W. crossing said Rose Brook 221.4 feet to a cut-mark on curb (Corner J) thence by the southerly line of said Centre Cemetery N. 77° 20' W. 148.4 feet to the point of beginning (Corner F) Containing 1.19 acres more or less. All of said parcels of land herein conveyed are conveyed subject to any and all easements, conditions, rights and privileges of record, and subject also to any other rights or easements which may legally exist. The grantor releases to the grantee all right which it may have under chapter 124 of the Acts of the Legislature of Massachusetts for the year 1894 in the waters of Tihonet Pond, or to construct and maintain fishways through the dams at Tihonet Pond, or to control the outlets of said pond, and it is mutually agreed that the existing fishway may be closed. It is also agreed that the grantor may construct and maintain a screen across the inlets to Parker Mill Pond to prevent fish from ascending the stream to Tihonet Pond. IN WITNESS WHEREOF the said Tremont Nail Company has caused these presents to be signed and its corporate seal to be hereto affixed by Edwin P. Brown, its President, thereunto duly authorized this first day of March, 1922.

Corporate Seal. TREMONT NAIL COMPANY
by Edwin P. Brown President

I. R. Stamps
\$12.00
cancelled

Commonwealth of Massachusetts

SUNFOLK, ss. Boston, March, 1, 1922. Then personally appeared the

39

above-named Edwin P. Brown, and acknowledged the foregoing instrument to be the free act and deed of the Tremont Nail Company, before me,

Edward N. Chase Notary Public Seal.
My commission expires Sept. 13, 1928.

VOTE

At a special meeting of the Tremont Nail Company duly called for the purpose and held at Boston on the first day of March, A. D. 1922, the foregoing deed having been presented and considered, the following vote was passed: VOTED that Edwin P. Brown, as President, is hereby authorized and instructed to execute, acknowledge and deliver in the name and behalf of the corporation the deed which has just been presented to the meeting.

Attest:

Edward N. Chase Corporate Seal.
Clerk of the Tremont Nail Company.

Rec'd. Mar. 10, 1922 at 8 A. M. & recorded.

Porter
to
Johnson
See Book
1283
Page 63

Know all men by these presents that I, Ellen E. Porter of Avon, Massachusetts, present holder of a certain mortgage given by Anna Louisa Johnson to me dated May 18, A. D. 1917, and recorded with Plymouth County Deeds, book 1283, page 63-64 hereby acknowledge that I have received full payment and satisfaction of the debt thereby secured and of the conditions therein contained, and in consideration thereof I do hereby cancel and discharge said mortgage. In witness whereof I hereunto set my hand and seal this sixth day of March A. D. 1922.

Signed and sealed in the presence of
George E. Fisher
Ellen E. Porter Seal

Commonwealth of Massachusetts

Plymouth ss. Brockton, March 6, 1922. Then personally appeared the above-named Ellen E. Porter and acknowledged the foregoing instrument to be her free act and deed, before me

George E. Fisher Justice of the Peace.

My commission expires Oct. 6th, 1922.

Rec'd. Mar. 11, 1922 at 8 A. M. & recorded.

People's
Savs. Bk.
of
Brockton
to
Battlett
See Bk.
1273
Page 349

The People's Savings Bank of Brockton, the mortgagee within named hereby acknowledges satisfaction of the same. In witness whereof the said People's Savings Bank of Brockton has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Arthur T. Mooney its Treasurer this 24th day of February A. D. 1922.

Corporate Seal. People's Savings Bank of Brockton
by Arthur T. Mooney Treasurer.

Commonwealth of Massachusetts

Plymouth, ss. Brockton, Feb. 24th, 1922. Then personally appeared the above-named Arthur T. Mooney Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the People's Savings Bank of Brockton, before me;

Chester L. Wills Justice of the Peace.

My commission expires Feb. 1, 1929.

Rec'd. Mar. 11, 1922 at 8 A. M. & recorded.

Hersey, Tr.
to
Litchfield

I, Reuben L. Hersey, Trustee of Hingham, in the County of Plymouth and Commonwealth of Massachusetts, the mortgagor named in and the present holder of two mortgages from William F. Litchfield to me dated August 30, 1921 and October 28, 1921 recorded with Plymouth County Deeds,

40' East 63.47 feet, both courses by land of the Stanley Works; thence South 48° 03' East 639.30 feet by land of Aurora D. Silva to the point begun at. Being all and the same premises conveyed to me by deed of John D. Gonsalves dated July 25, 1917 and recorded with Plymouth County Deeds, Book 1284, Page 102-104. Premises are subject to a mortgage to the Campello Co-operative Bank. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. Marie S. Borges wife of said mortgagor release to the mortgagee all rights of dower and homestead and other interests in the mortgaged premises. WITNESS my hand and seal this 14th day of April 1932.

Edgar E. Cushman

Manuel J. Borges Seal
Mary S. Borges Seal

THE COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. April 14, 1932. Then personally appeared the above-named Manuel J. Borges and acknowledged the foregoing instrument to be his free act and deed, before me-

Edgar E. Cushman Notary Public Seal

My commission expires 2-17-1939

Rec'd Apr. 18, 1932 at 8:00 A. M. & recorded.

Bloss
by Exr.
to
A.D. Makepeace Co.

I, JOSEPH MACKIE BLOSS of Titusville, in the County of Crawford, Pennsylvania, EXECUTOR OF THE WILL OF SARAH ANN BLOSS late of Titusville, in the County of Crawford and State of Pennsylvania by power conferred by license of the Plymouth County Probate Court dated March 28, 1932 and every other power for FIFTEEN HUNDRED AND 00/100 DOLLARS paid, grant to A. D. MAKEPEACE COMPANY, a Massachusetts corporation with a usual place of business in Wareham, Plymouth County, Massachusetts, the land in Plymouth County, Massachusetts, described as follows: "All the right, title and interest that Sarah Ann Bloss had at the time of her death in and to the land in that part of Wareham known as Parker Mills which is now flowed by Parker Mills Pond or which can be flowed by the present dam at the outlet of said Pond or which adjoins said Pond or the stream running into said Pond or the stream at the outlet thereof. And also the land and easements described in a certain indenture dated December 30, 1821 between Charity Mackie and William Mackie and Isaac Pratt and others, recorded in Plymouth County Registry of Deeds, Book 145, Page 154 and therein substantially described as 'One undivided third part of grist mill and stream near the dwelling house of Benjamin Fearing, Esq. in said Wareham.' And also the land and rights described in a lease from said Charity and William Mackie to Isaac Pratt et al, dated November 3, 1827 and recorded with said Deeds, Book 158, Page 277 and therein substantially described as 'One undivided third part of the stream and rights of water connected with the dam on and across Wankinquo River near the house of Benjamin Fearing, Esq., in said Wareham.' And also all other land, water rights or easements which we may own situated within the area generally bounded as follows: Westerly by Tihonet Road, Northerly by the Carver-Wareham line and the Plymouth-Wareham line, Easterly by Charge Pond Road and Southerly by the road from Parker Mills to East Wareham. And also all land and easements within the area generally described as follows: Northerly by said road from Parker Mills to East Wareham, Westerly by Main Street, Southerly by the road from Wareham Narrows to East Wareham and Easterly by the brook running into Agawam River and situated just West of the homestead of Isaac N. Briggs and the line of said brook extended Southerly to road from Wareham Narrows to East Wareham. Said premises are subject to the right of Tremont Nail Company to continue to use and enjoy any rights to which it may be entitled under the lease dated November 3, 1827, recorded with said Deeds, Book 158, Page 277, so long as it shall pay the rent therein mentioned to the owner of the fee." WITNESS my hand and seal this second day of April, 1932.

Joseph Mackie Bloss Seal
Executor of Will of Sarah Ann Bloss

STATE OF PENNSYLVANIA

Crawford, ss. Titusville, Pa., April 13th, 1932. Then personally appeared the above-named Joseph Mackie Bloss and acknowledged the foregoing instrument to be his free act and deed, before me-
Lulu M. Moran Notary Public Seal
My commission expires January 23, 1933.

STATE OF PENNSYLVANIA)
County of Crawford)ss:

I, HARRIET P. STERLING, Clerk of the Court of Quarter Sessions of the Peace, the same being a Court of Record and having a seal, in and for the State and County above written, certify that LULU M. MORAN by whom the annexed and foregoing instrument in writing was taken, was, at the date thereof, an acting Notary Public, in and for said County, and residing therein, duly qualified, and as such authorized by the laws of this Commonwealth to take the same and to take the proof and acknowledgment of deeds to be recorded in the State of Pennsylvania. AND FURTHER, That I am acquainted with the hand writing of the said Notary Public and believe the signature purporting to be his to be genuine and that the same is executed according to the laws of Pennsylvania. IN TESTIMONY WHEREOF, I hereunto set my hand and affix the seal of the said Court, at Meadville, the 13 day of April, A.D. 1932.
Seal Harriet P. Sterling Clerk.

Rec'd Apr. 18, 1932 at 8:00 A. M. & recorded.

I, THOMAS J. KEANE of Norwell, Plymouth County, Massachusetts, being unmarried, for consideration paid, grant to MINNIE FOSTER of said Norwell with MORTGAGE COVENANTS, to secure the payment of ONE THOUSAND DOLLARS (\$1,000) in one year with three and one-half per centum interest per annum payable semi-annually as provided in my note of even date, the land, with the buildings thereon, in said Norwell bounded and described as follows:- Northwesterly by the Cedar Swamp line, southerly by land now or formerly of Harris Totman and by land now or formerly of George Lincoln, easterly by the highway leading from house now or formerly of Mary Otis to Hingham. Said premises containing one and one-half acres, more or less. Being the same premises conveyed to me, Thomas J. Keane, the within named grantor, by deed of Elbridge G. Bates dated March 25, 1922 and recorded with Plymouth Deeds, Book 1408, Page 209. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. WITNESS my hand and seal this fifteenth day of April 1932.

Charles D. Burke Thomas J. Keane Seal

Keane to Foster

Discharge
Bk. 1641
Pg. 483

COMMONWEALTH OF MASSACHUSETTS

Plymouth ss. April 15, 1932. Then personally appeared the above named Thomas J. Keane and acknowledged the foregoing instrument to be his free act and deed, before me-

Seal Charles D. Burke Notary Public
My commission expires Dec. 3, 1937.

Rec'd Apr. 18, 1932 at 8:00 A. M. & recorded.

I, KNUT ABRAHAMSON, of Brockton, Plymouth County, Massachusetts, being married, for consideration paid, grant to WALTER V. KAY of said Brockton, with WARRANTY COVENANTS A certain parcel of land with the buildings thereon situated in Hanson, in said County of Plymouth and bounded and described as follows:- Beginning at a spike at the junction of two cartways at the easterly side of Maquan Street, and thence running northerly and westerly by the easterly side of one of said cartways which leads to Crescent Street; thence running along the side of said Crescent Street to Cross Street; thence northerly by the easterly side of said Cross Street to land of Nathan L. White; thence north-easterly by land of said White and by land now or formerly owned

Abrahamson to Kay

1832

FILED

successor or successors in interest with reference to the mortgage and the debt hereby secured, and in the same manner as with the mortgagor without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part of the mortgagee and no extension, whether oral or in writing, of the time for the payment of the debt hereby secured given by the mortgagee shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part. The mortgagor covenants and agrees to perform and observe all of the terms and conditions of the mortgage note secured by this mortgage, and further covenants and agrees to pay on demand to the mortgagee, or the mortgagee may at its option add to the principal balance then due, any sums advanced or paid by the mortgagee on account of any default, of whatever nature, by the mortgagor, or any sums advanced or paid, whether before or after default, for taxes, repairs, improvements, insurance on the mortgaged property or any other insurance pledged as collateral to secure the mortgage loan, or any sums paid by the mortgagee, including reasonable attorney's fees, in prosecuting, defending, or intervening in any legal or equitable proceeding wherein any of the rights created by this mortgage are, in the sole judgment of the Association, jeopardized or in issue. This mortgage is upon the Statutory Condition, for any breach of which the mortgagee shall have the Statutory Power of Sale. We, Joseph J. Correa and Selina R. Correa, husband and wife release to the mortgagee all rights of tenancy by the curtesy and dower and homestead and other interests in the mortgaged premises. WITNESS our hands and seals this 29th day of June, 1942.

Esther E. Ripley

Joseph J. Correa
Selina R. Correa

Seal
Seal

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss, Whitman, Mass., June 29, 1942. Then personally appeared the above named Joseph J. Correa and Selina R. Correa and acknowledged the foregoing instrument to be their free act and deed, before me,

Esther E. Ripley Notary Public Seal
My commission expires April 21, 1944.

Rec'd Jun. 30, 1942 at 10:35 A.M. & recorded.

I, FANNIE M. BAILEY, of Wareham, Plymouth County, Massachusetts, being unmarried, for consideration paid, grant to A.D. MAKEPEACE COMPANY, a Massachusetts corporation, having its principal place of business in said Wareham, with QUITCLAIM COVENANTS, the land in said WAREHAM, being a certain lot of woodland on the East side of the Parker Mills lower Factory Pond, containing eleven acres more or less and bounded as follows: Beginning at a stone post at the Northeast corner of the garden lot of David Spaulding, deceased, the same being a corner of a lot belonging to the Parker Mills; thence North 25 1/2° West 78 rods to said Pond; thence Southerly by the land flowed by said Pond to the land formerly owned by Asa Bartlett, deceased; thence South 43° East 4 rods and 4 links to a post in a fence; thence South 2 1/2° East 3 rods and 4 links to a corner of the fence; thence in line of the fence North 85° East 11 rods and 11 links; thence North 78° East 22 rods and 3 links to the bound first mentioned, together with all privileges and appurtenances belonging to said lot, being the same premises conveyed to me by Commissioner's Deed of Joseph W. Whitcomb dated June 25, 1928 and recorded with Plymouth County Deeds, Book 1558, Page 189. WITNESS my hand and seal this 30th day of June, 1942.

Fannie M. Bailey Seal

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss. June 30th, 1942. Then personally appeared the above named Fannie M. Bailey and acknowledged the foregoing instrument to be her free act and deed, before me,

Joseph W. Whitcomb Notary Public Seal
My commission expires Feb. 17, 1944.

Rec'd Jul. 2, 1942 at 9:00 A.M. & recorded.

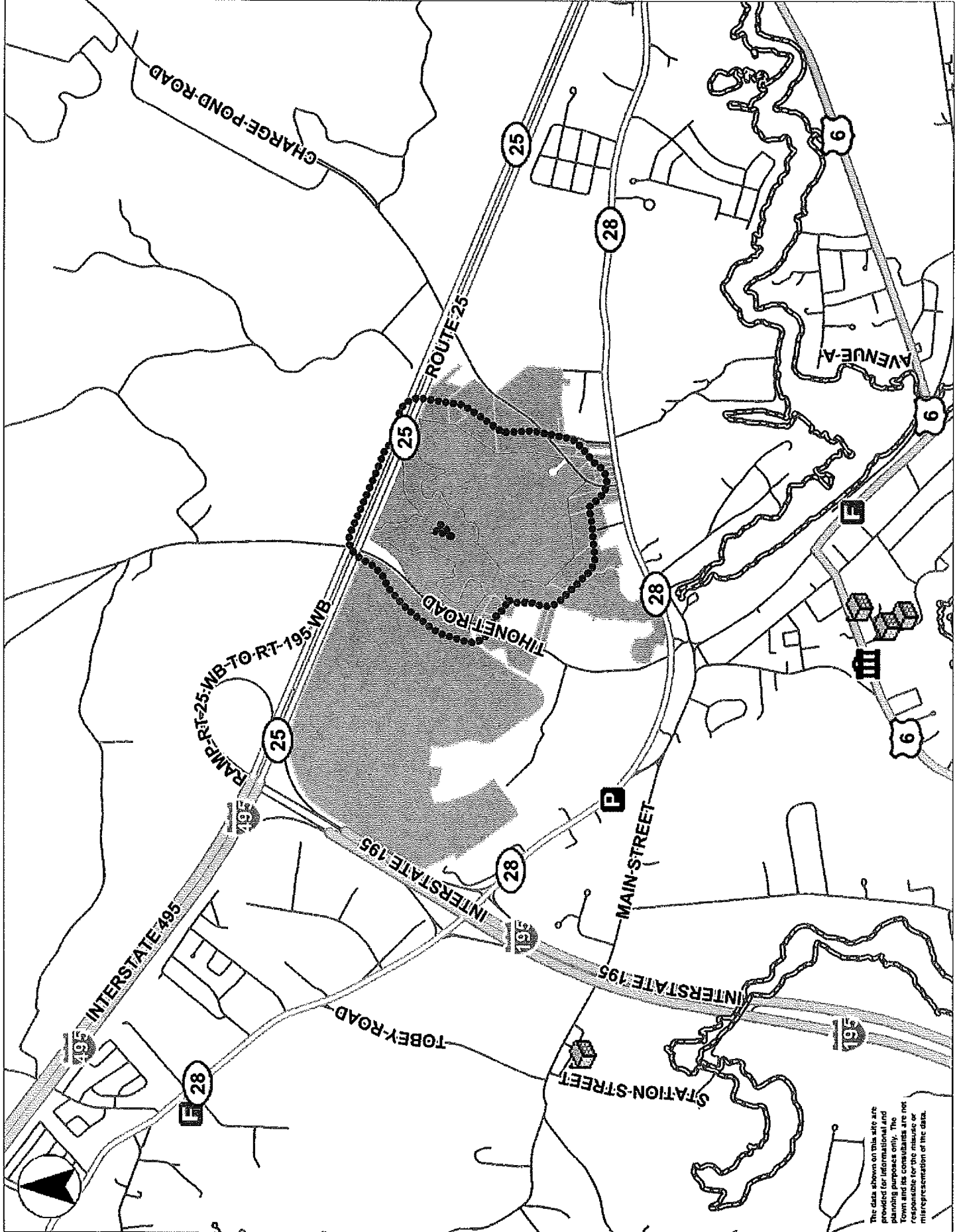
Bailey
to
A.D.
Makepeace
Co.

I.R. Stamps
\$.55
Cancelled

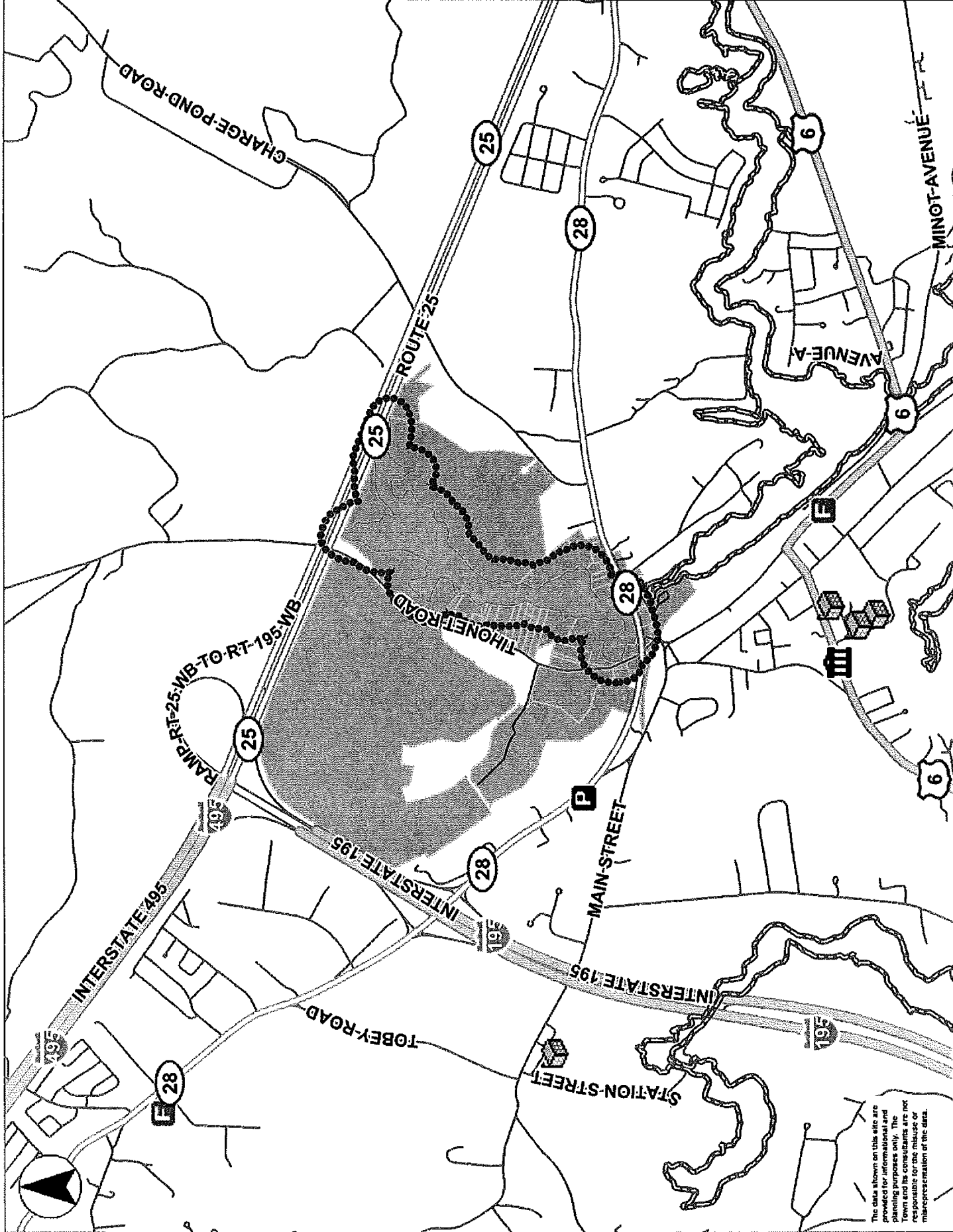
MAP & LOTS	OWNER	OC-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 110 LOT 1015 300'						
OWNER MAKEPEACE CO A D						
109-1001/A	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
110-H1	BARROWS GERALD & DONNA M LIFE EST	C/O AD MAKEPEACE COMPANY	158 THONET RD	WAREHAM	MA	02571
110-H2	MAKEPEACE COMPANY A D		158 THONET RD	WAREHAM	MA	02571
110-1012	STEC JUNE E LIFE ESTATE		55 THONET RD	WAREHAM	MA	02571
110-1013	MAKEPEACE CO A D		158 THONET RD	WAREHAM	MA	02571
110-1014	MAKEPEACE CO A D		158 THONET RD	WAREHAM	MA	02571
110-1024	MAKEPEACE CO A D		158 THONET RD	WAREHAM	MA	02571
110-1016	MAKEPEACE CO A D		158 THONET RD	WAREHAM	MA	02571
110-1034	COLONIAL GAS COMPANY	C/O NATIONAL GRID PROP TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451
110-1035	LEE WILLIAM JR	LEE BARBARA ANN	70 FULLER RD	TRUMBULL	CT	06611
110-1015	MAKEPEACE CO A D		158 THONET RD	WAREHAM	MA	02571
110-1032	SVEDINE LAWRENCE C JR	SVEDINE LISA M	2606 CRANBERRY HWY	WAREHAM	MA	02571
110-1033	SAVARY PETER J	SAVARY ANGELA M	143 GREAT NECK RD	WAREHAM	MA	02571
110-1076	LEE WILLIAM JR	LEE BARBARA A	70 FULLER RD	TRUMBULL	CT	06611
110-1045	MAKEPEACE CO A D		158 THONET RD	WAREHAM	MA	02571
110-1046	ANDREWS STANLEY	ANDREWS SARA H	2610 CRANBERRY HWY	WAREHAM	MA	02571
110-1047	ILIFFE JESSICA L		2612 CRANBERRY HWY	WAREHAM	MA	02571
110-1050/B	BARRASSO DEREK A	BARRASSO KELLY A	18 CENTRAL AVE	WAREHAM	MA	02571
110-1048	CONTI CHRISTOPHER J	FERREIRA NEAL	2614 CRANBERRY HWY	WAREHAM	MA	02571
110-1049	CONTI CHRISTOPHER	FERREIRA NEAL	2614 CRANBERRY HWY	WAREHAM	MA	02571
110-1050/A	BARRASSO DEREK A	BARRASSO KELLY A	18 CENTRAL AVE	WAREHAM	MA	02571
110-1051	DEOLIM JOSHUA A TRUSTEE &	2618 CRAN HWY REALTY TRUST	101 ACUSHNET RD	MATTAPOISETT	MA	02739
110-Y1	GLENN ADAM D		19 CHARGE POND RD	WAREHAM	MA	02571
110-1075/A	ROUNDS WALDO C JR	CO CAROL R GIFUNE EXECUTRIX	6 CABRAL WAY	WAREHAM	MA	02571
110-1075	GIFUNE GREG	GIFUNE CAROL R	6 CABRAL WAY	WAREHAM	MA	02571
110-1053	LACHANCE CAROLA		4 CABRAL WAY	WAREHAM	MA	02571
110-Y2	MENDES MARCIO M	MENDES ANDREIA	23 CHARGE POND RD	WAREHAM	MA	02571
110-1036	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
110-1062	CABRAL THERESA S		9 CABRAL WAY	WAREHAM	MA	02571
110-1037	WAREHAM LITTLE LEAGUE INC	C/O JOSEPH MONTIERO TREAS	PO BOX 614	WAREHAM	MA	02571
110-1040	MAKEPEACE CO A D		158 THONET RD	WAREHAM	MA	02571
110-1038	WAREHAM LITTLE LEAGUE INC	C/O JOSEPH MONTIERO, TREAS	BOX 614	WAREHAM	MA	02571
110-1039	TWEEDY & BARNES CO		31 HOME DEPOT DR #228	PLYMOUTH	MA	02360
110-Y3	YOUNG MEN'S CHRISTIAN	ASSOCIATION SOUTHCOAST INC	25 S WATER ST	NEW BEDFORD	MA	02740

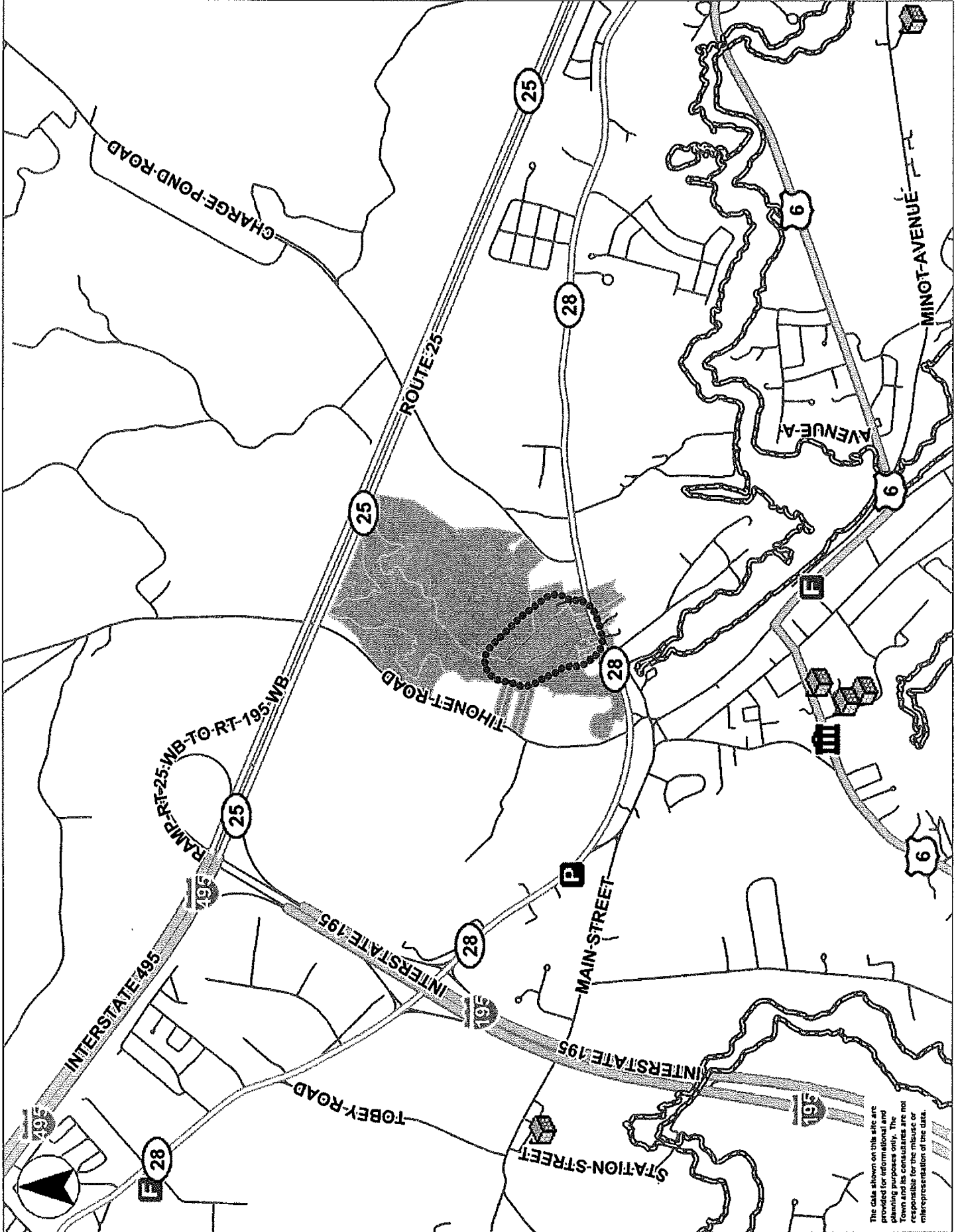
109-8	MAKEPEACE A D COMPANY	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
	CERTIFIED ABUTTERS AS THEY					
	APPEAR ON OUR TAX ROLLS					
	AS FO 11/8/2021					
	<i>W. Renee Atkins</i>					
	ASSESSORS OFFICE					
	REQUESTED BY					
	ANDREW M FORMAN, CESSWI					
	508 366-0560 EXT 4816					
	AGORMAN@BEALSANDTHOMAS.COM					

- MA Places
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Buildings
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Streets
- Bathymetry
- 0-5 ft
- 5-10 ft
- 10-15 ft
- 15-20 ft
- 20-30 ft
- 30-40 ft
- 40-50 ft
- 50-60 ft
- 60-70 ft
- 70+ ft
- Abutting Town Labels
- Abutting Towns



- MA Places
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The data shown on this site are provided for informational and planning purposes only. The Town and its Consultants are not responsible for the misuse or misrepresentation of the data.

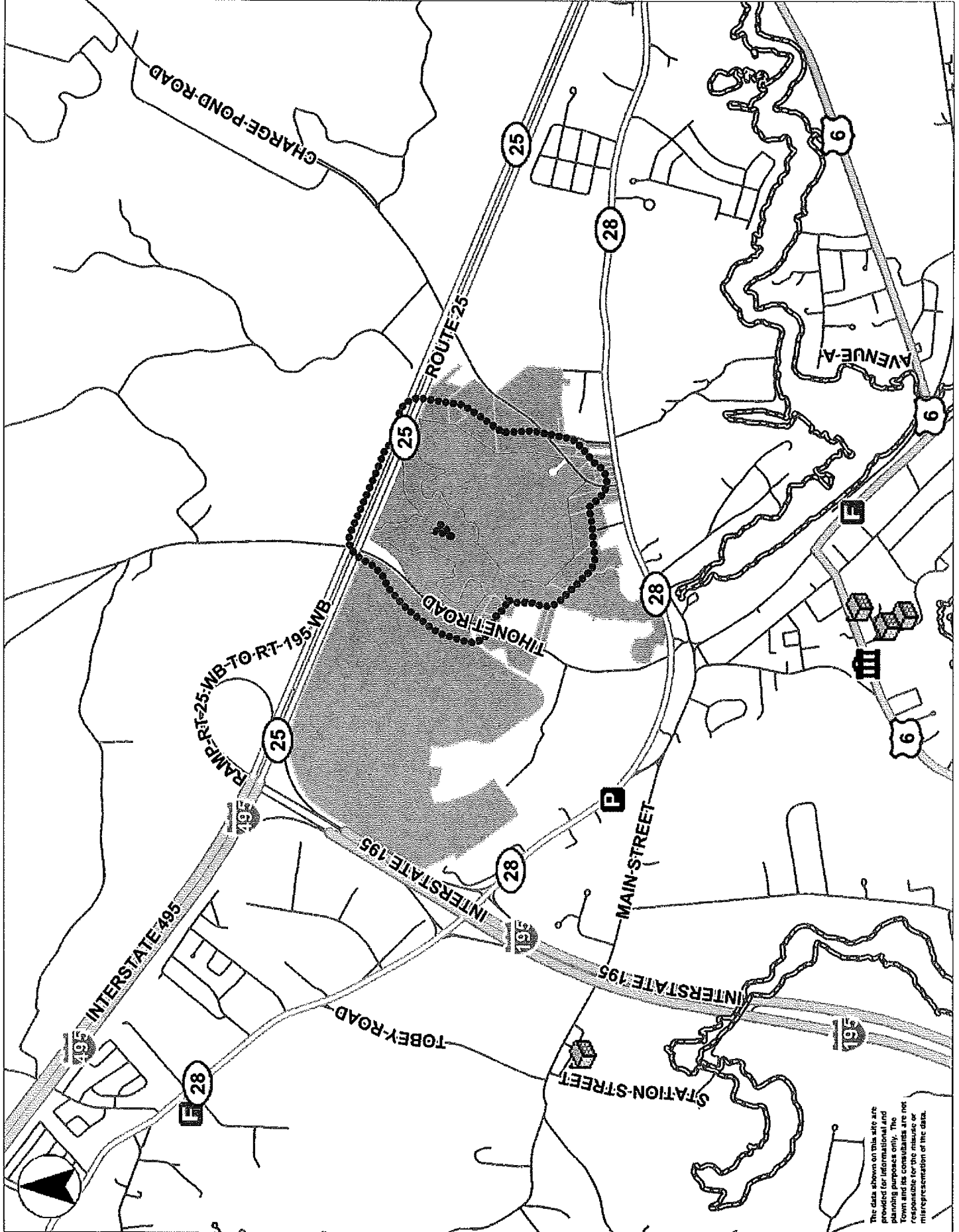


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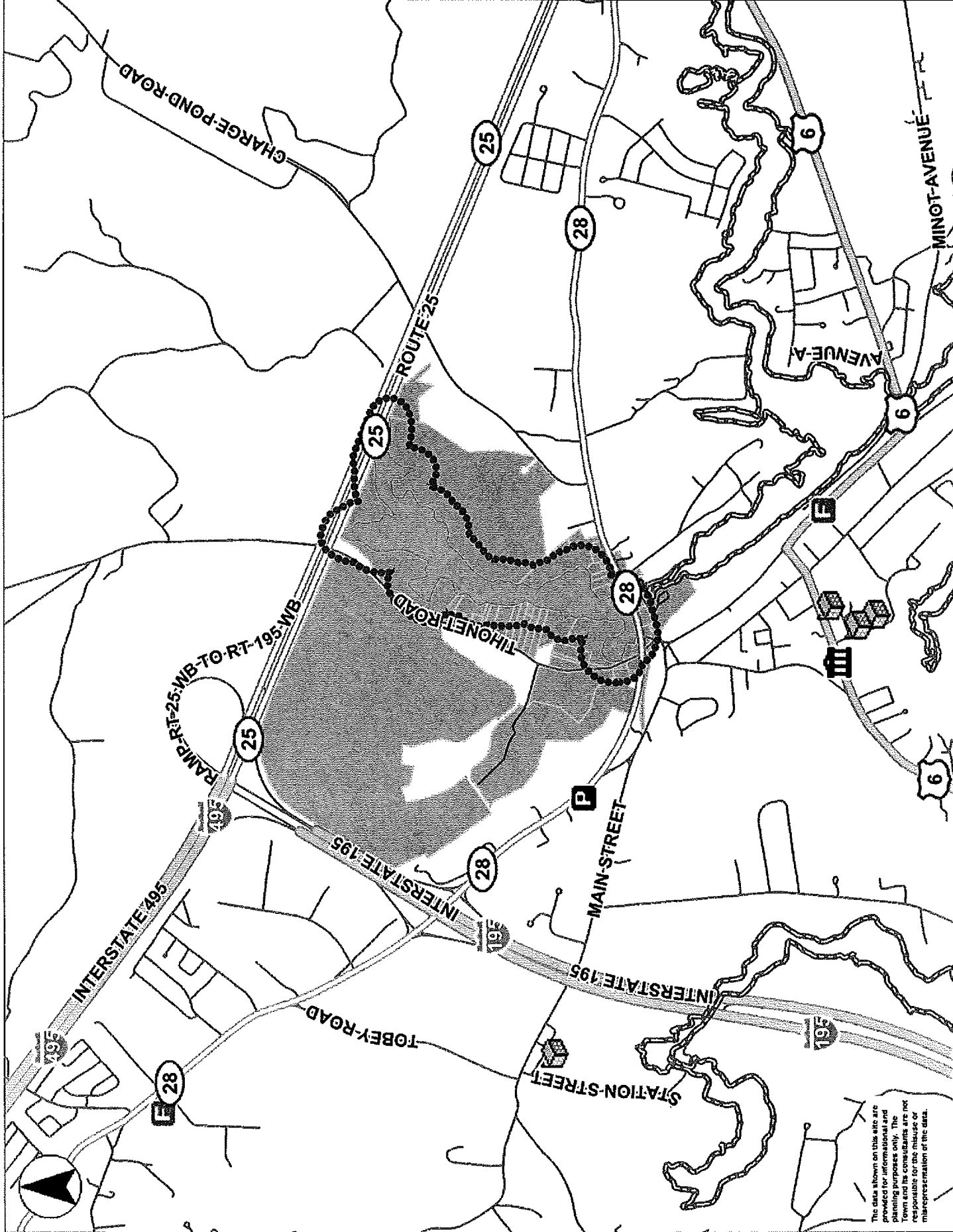
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110-1075/A	ROUNDS WALDO C JR	CO CAROL R GIFUNE EXECUTRIX	6 CABRAL WAY	WAREHAM	MA	02571
110-1075	GIFUNE GREG	GIFUNE CAROL R	6 CABRAL WAY	WAREHAM	MA	02571
110-1053	LACHANCE CAROLA		4 CABRAL WAY	WAREHAM	MA	02571
110-Y2	MENDES MARCIO M	MENDES ANDREIA	23 CHARGE POND RD	WAREHAM	MA	02571
110-1036	TOWN OF WAREHAM		54 MARION RD	WAREHAM	MA	02571
110-1062	CABRAL THERESA S		9 CABRAL WAY	WAREHAM	MA	02571
110-1037	WAREHAM LITTLE LEAGUE INC	C/O JOSEPH MONTIERO TREAS	PO BOX 614	WAREHAM	MA	02571
110-1040	MAKEPEACE CO A D		158 THONET RD	WAREHAM	MA	02571
110-1038	WAREHAM LITTLE LEAGUE INC	C/O JOSEPH MONTIERO, TREAS	BOX 614	WAREHAM	MA	02571
110-1039	TWEEDY & BARNES CO		31 HOME DEPOT DR #228	PLYMOUTH	MA	02360
110-Y3	YOUNG MEN'S CHRISTIAN	ASSOCIATION SOUTHCOAST INC	25 S WATER ST	NEW BEDFORD	MA	02740

109-8	MAKEPEACE A D COMPANY	MAKEPEACE CO A D	158 TIHONET RD	WAREHAM	MA	02571
	CERTIFIED ABUTTERS AS THEY					
	APPEAR ON OUR TAX ROLLS					
	AS FO 11/8/2021					
	<i>W. Renee Atkins</i>					
	ASSESSORS OFFICE					
	REQUESTED BY					
	ANDREW M FORMAN, CESSWI					
	508 366-0560 EXT 4816					
	AGORMAN@BEALSANDTHOMAS.COM					

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Streets
 - Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Abutting Town Labels
- Abutting Towns



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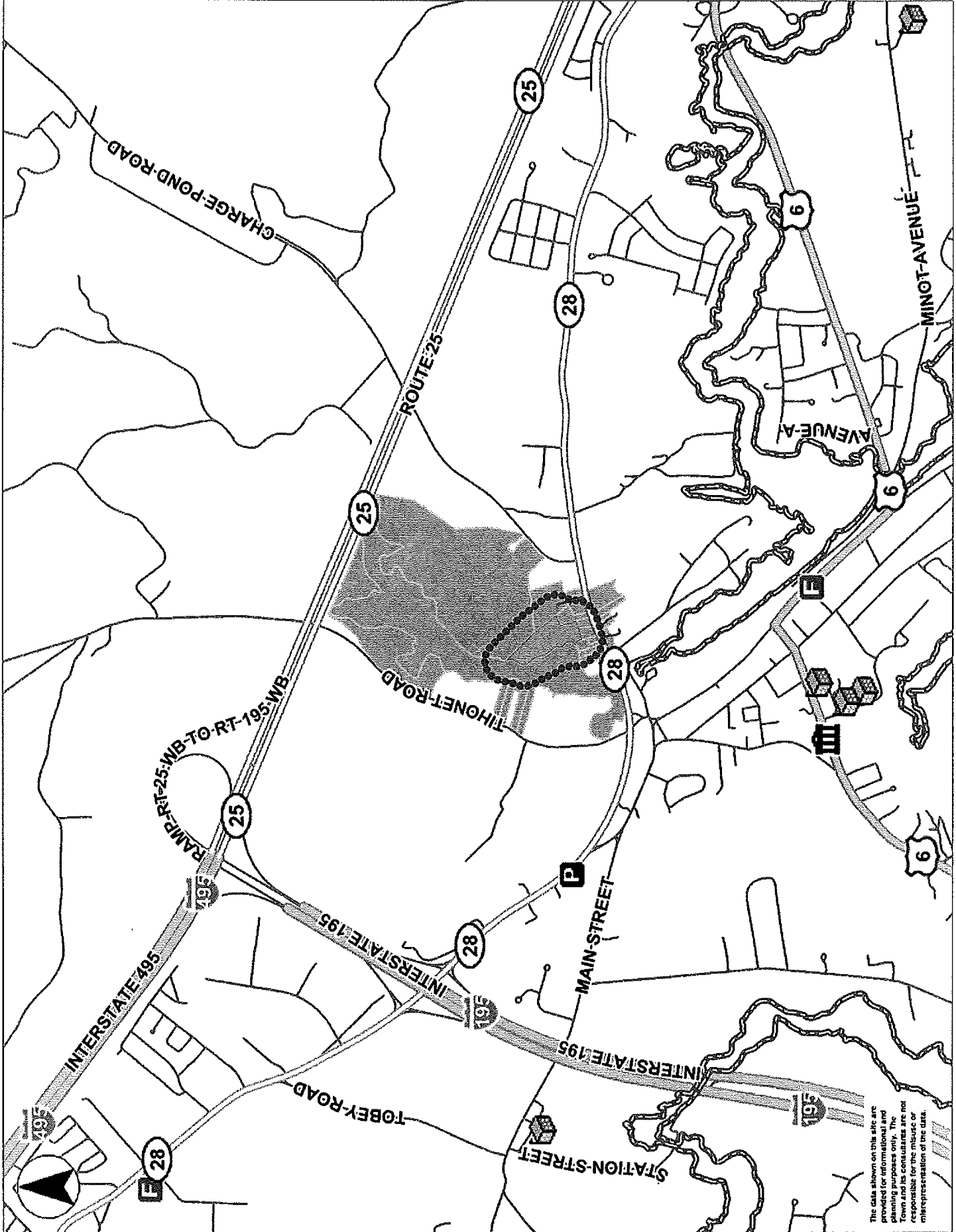


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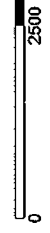
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MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 110 LOT 1024 300'						
OWNER MAKEPEACE CO A D						
110-H5	ROMAN CATHOLIC BISHOP	OF FALL RIVER	141 MAIN ST	BUZZARDS BAY	MA	02532
110-H1	BARROWS GERALD & DONNA M LIFE EST	C/O AD MAKEPEACE COMPANY	158 TIHONET RD	WAREHAM	MA	02571
110-1018	FOOTE GORDON M & KIM M	JONES MARLENE D	2578 CRANBERRY HWY	WAREHAM	MA	02571
110-1019	FOOTE GORDON M	FOOTE KIM M	2580 CRANBERRY HWY	WAREHAM	MA	02571
110-1020	ALDEN SHAWN		2584 CRANBERRY HWY	WAREHAM	MA	02571
110-1024	MAKEPEACE CO A D		158 TIHONET RD	WAREHAM	MA	02571
132-MR1	PIERCE ROBERT	PIERCE CRISTINA	2 MAYFLOWER RIDGE DR	WAREHAM	MA	02571
110-1022	BAPTISTE WALTER C & DEBRAH J	BAPTISTE JASON W	2586 CRANBERRY HWY	WAREHAM	MA	02571
132-1012	RAF REAL ESTATE ENTERPRISES LLC		4 VIRGINIA LN	STONEHAM	MA	02180
132-1013	TOMASIK SAMUEL F JR		2589 CRANBERRY HWY	WAREHAM	MA	02571
132-1014	GUIDETTI PATRICK J		2591 CRANBERRY HWY	WAREHAM	MA	02571
110-1026	BRIGGS MARY E		2596 CRANBERRY HWY	WAREHAM	MA	02571
132-1016	STATKUS ANTONIO	STATKUS RACHEL	2597 CRANBERRY HWY	WAREHAM	MA	02571
110-1034	COLONIAL GAS COMPANY	C/O NATIONAL GRID PROP TAX DEPT	40 SYLVAN RD	WALTHAM	MA	02451
132-1017	CHAPMAN DAVID M TRUSTEE OF THE	C/O JOHN LAWRENCE FUNERAL HOME	3778 FALMOUTH RD	MARSTON MILLS	MA	02648
110-1029	FALABELLA-FREDEN JOSEPH P	FALABELLA-FREDEN RICHARD D	2600 CRANBERRY HWY	WAREHAM	MA	02571
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 11/8/2021						
<i>W. R. ...</i>						
ASSESSORS OFFICE						
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DEFINITIVE SUBDIVISION PLAN OF

27 CHARGE POND ROAD

IN

WAREHAM, MASSACHUSETTS

(Plymouth County)

OWNER/APPLICANT

A.D. MAKEPEACE COMPANY
 158 TIHONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 (508) 295-2000

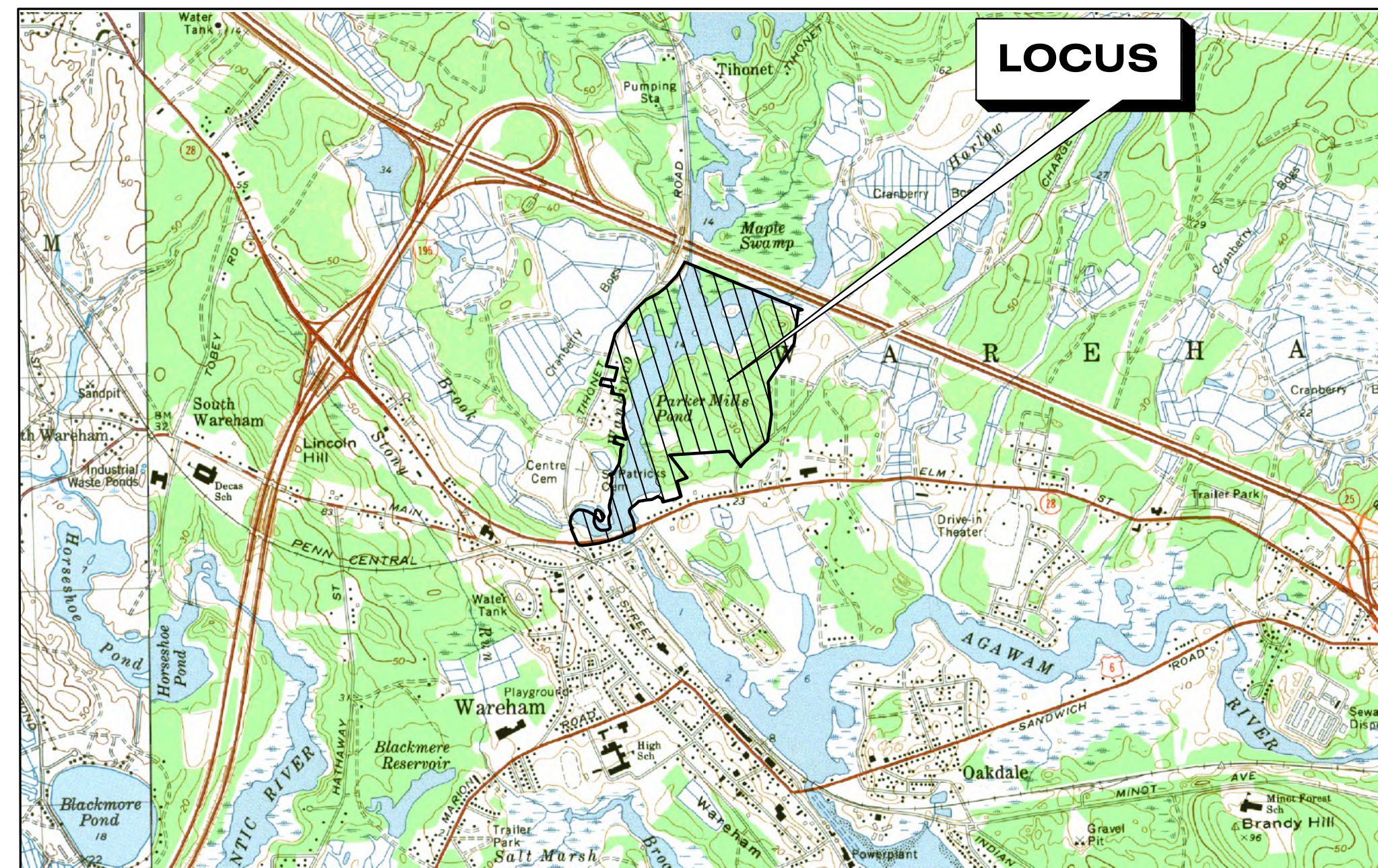
CIVIL ENGINEER/ LANDSCAPE ARCHITECT AND WETLAND SCIENTIST

BEALS AND THOMAS, INC.
 32 COURT STREET
 PLYMOUTH, MASSACHUSETTS 02360
 (508)-366-0560

CO-SURVEYORS

BEALS AND THOMAS, INC.
 32 COURT STREET
 PLYMOUTH, MASSACHUSETTS 02360
 (508)-366-0560

NORTHEAST SURVEY CONSULTANTS, PC
 116 PLEASANT ST. SUITE 302
 EASTHAMPTON, MASSACHUSETTS 01027
 (413) 203-5144



Locus Map

Scale: 1" = 2,000'



Date: November 19, 2021

NOTE:
 NO DEFINITIVE SUBDIVISION
 WAIVERS BEING REQUESTED.

THE SUBDIVIDER SHALL RETAIN TITLE TO THE FEE OF EACH STREET, PATH, OR EASEMENT IN OR APPURTENANT TO THE SUBDIVISION UNTIL CONVEYED TO THE TOWN OF WAREHAM FOR AT LEAST THREE (3) YEARS AFTER COMPLETION OF IMPROVEMENTS, WHICHEVER IS THE LESSER.

SHEET INDEX

	Cover Sheet
C1.0	Notes, References and Legend
C2.0	Index Plan
PL-1 - PL-3	Lotting Plan
TP-1 - TP-3	Topographic Plan (by others)
C4.0	Site Preparation and Erosion Control Plan
C5.0	Layout and Materials Plan
C6.0	Grading, Drainage and Utility Plan
C7.0	Landscape and Lighting Plan
C8.0	Roadway Plan and Profile
C9.0 - C9.2	Site Details
C10.0	Aerial Exhibit Map

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
 WAREHAM PLANNING BOARD:

.....

 DATE APPROVED:.....
 DATE ENDORSED:.....



Job No.: 1833.109
Plan No.: 1833109P620-001
Sheet 1 of 18

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE PLANNING BOARD WAS RECEIVED AND RECORDED AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

WAREHAM TOWN CLERK:.....
 DATE:.....

GENERAL NOTES

- THE CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY FEES AND POST BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS.
- LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING, SITE PROPERTY LINES, AND/OR AS INDICATED ON DRAWINGS.
- PORTIONS OF THE ROADWAY, SIDEWALK, AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO DISTURBANCE. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONTRACTOR SHALL VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
- ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DRAWINGS.
- EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN A TRENCH PERMIT PRIOR TO ANY TRENCHING ON SITE IN ACCORDANCE WITH 920 CMR 14.00.
- FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

EROSION CONTROL AND SEDIMENTATION NOTES

- A SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED WORK AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION.
- CONTRACTOR SHALL CLEAN AND MAINTAIN ALL SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF CONSTRUCTION TO ENSURE THEIR CONTINUED FUNCTIONALITY.
- ADDITIONAL EROSION CONTROL MEASURES AND/OR SEDIMENT CONTROL BARRIERS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES, AND PIPES REMAIN CLEAR OF DEBRIS AND THAT THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INTACT.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC WAYS. ANY SEDIMENT TRACKED ONTO PUBLIC WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
- ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
- CONTRACTOR SHALL PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.
- SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FOR THE DURATION OF CONSTRUCTION.
- ALL TOPSOIL ENCOUNTERED WITHIN THE LIMIT OF WORK SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL STOCKPILES SHALL REMAIN SEGREGATED FROM OTHER EXCAVATED SOIL MATERIALS.
- TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.
- AREAS IDENTIFIED AS CRITICAL VEGETATION AREAS SHALL BE STABILIZED DURING CONSTRUCTION BY SEEDING WITH ANNUAL RYE GRASS AT THE RATE OF FORTY (40) LBS/ACRE.
- CONTRACTOR SHALL PROVIDE DUST CONTROL BY SPRINKLING OR OTHER APPROVED METHODS NECESSARY AND/OR AS DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.
- FILTER BAGS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FILTER BAGS SHALL ALSO BE INSTALLED IN ALL NEWLY INSTALLED CATCH BASIN PRIOR TO PERMANENT PAVEMENT INSTALLATION TO CONTROL SILTATION.
- STRAW BALE CHECK DAMS SHALL BE PROVIDED ON TWO HUNDRED (200) FOOT SPACING WITHIN DRAINAGE SWALES AND DITCHES AND AT UPSTREAM ENDS OF DRAINAGE INLETS.
- RIPRAP SHALL BE PROVIDED AT ALL DRAIN/CULVERT OUTLETS.
- CONTRACTOR SHALL PROVIDE ANY SOIL AND MATERIALS FROM ENTERING WETLANDS, STREAMS, AND OTHER RESOURCE AREAS.

LAYOUT AND MATERIALS NOTES

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER AND OWNER'S REPRESENTATIVE FOR RESOLUTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
- COORDINATE THE LOCATION OF ALL SITE LIGHTS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.
- CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION.

GRADING, DRAINAGE AND UTILITY NOTES

- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK CONTACT "DIG SAFE" AT 1-888-344-7233 TO LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH COULD BE AFFECTED.
- WORK PERFORMED AND MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WAREHAM DPW.
- AT LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. FITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
- CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- GRADES SHALL PITCH EVENLY BETWEEN SPOT ELEVATIONS. PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED OTHERWISE. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.
- THE CONTRACTOR SHALL SCHEDULE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING OR PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH GRADE AND/OR SURFACE PAVING. CONTRACTOR SHALL PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE RESPECTIVE UTILITY COMPANIES FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
- DRAINAGE PIPE SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (ADS N-12 OR APPROVED EQUAL) EXCEPT WHERE NOTED OTHERWISE.
- RIPRAP APRONS SHALL BE PROVIDED AT DRAIN/CULVERT OUTLETS.

GRADING, DRAINAGE AND UTILITY NOTES (CONT'D)

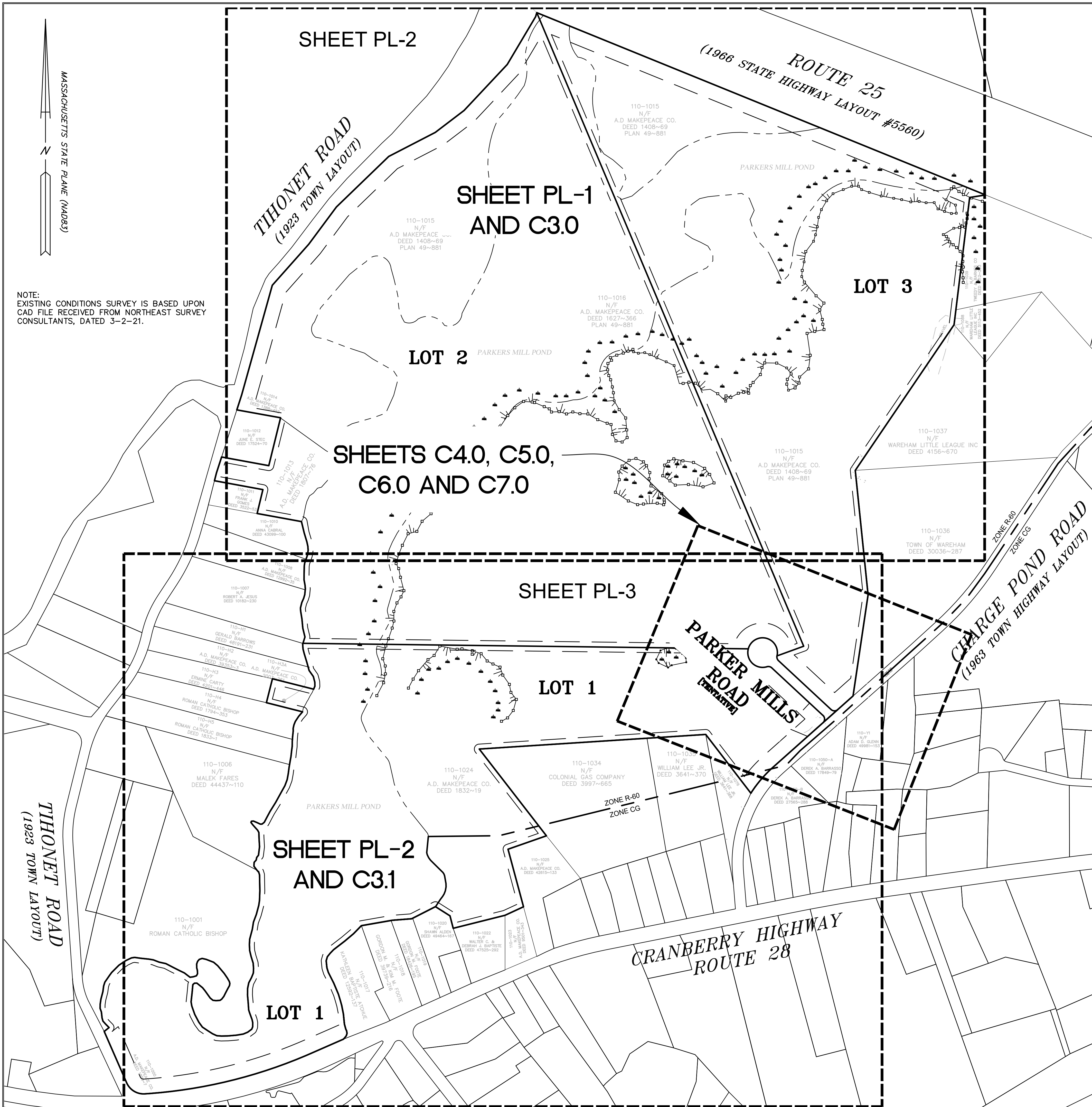
- WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON. WATER SERVICES SHALL BE COPPER TYPE K OR PE AS REQUIRED BY THE WATER DEPARTMENT.
- WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF WAREHAM WATER DEPARTMENT SPECIFICATIONS.
- WATER LINES SHALL HAVE MINIMUM FIVE (5) FEET OF COVER.
- CONTRACTOR SHALL PROTECT UNDERGROUND UTILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THE UTILITIES RESULTING FROM CONSTRUCTION LOADS SHALL BE RESTORED TO ORIGINAL CONDITION.
- GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
- EXCAVATION WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE PERFORMED BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- UNLESS OTHERWISE INDICATED, EXISTING UTILITIES TO BE ABANDONED SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
- ABANDON EXISTING UTILITY SERVICES IN ACCORDANCE WITH UTILITY COMPANY AND CITY/TOWN REQUIREMENTS.
- CONTRACTOR SHALL REMOVE ALL EROSION AND SEDIMENT CONTROL BARRIERS AFTER RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS, FOLLOWING APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.
- WETLANDS SHALL REMAIN UNDISTURBED; NO ENCROACHMENT PERMITTED.

PLANTING NOTES

- PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
- ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.
- VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
- NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
- PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.
- PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- LOAM AND SEED DISTURBED AREAS UNLESS OTHERWISE INDICATED.
- REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS (SEE SITE WORK SPECIFICATIONS). LOAM AND SEED THE DISTURBED AREA.
- TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHALL BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
- LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL AS NEEDED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
- PEAT AND ORGANIC MATERIAL STRIPPED FROM AN ALTERED WETLAND SHALL BE PROPERLY STOCKPILED AND USED FOR PREPARATION OF PROPOSED WETLAND AREA. WETLAND SEED SHALL BE FRESH, RECLEANED SEED OF THE LATEST CROP. WETLAND SEED SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL CONTAINERS WHICH SHALL BEAR THE VENDOR'S GUARANTEE OF ANALYSIS.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE, STABILIZATION, LAWN AREAS, AND PLANTING BEDS AFTER EARTH FILLS HAVE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS REQUIRED ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.
- REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
- PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL OR AT SUCH TIMES AS APPROVED BY THE OWNER. PROVIDE SUFFICIENT HOSE AND SPRINKLER HEADS FOR ADEQUATE WATERING TO MAINTAIN A MOIST SEED BED AT ALL TIMES.
- AFTER SEEDING, THE SURFACE OF THE SOIL SHALL BE EVENLY RAKED WITH A FINE-TOOTHED RAKE AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT LESS THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.
- IF CERTAIN AREAS OF THE LAWN DO NOT SHOW A PROMPT "CATCH", THESE AREAS SHALL BE RESEDED AT THE SAME RATE AND IN THE SAME MANNER IN TEN (10) DAY INTERVALS. THIS SEEDING PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.
- PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
- PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES; MAINTAIN THESE PROTECTIONS FOR AT LEAST THIRTY (30) DAYS.
- REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
- THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR OR THEIR SUBCONTRACTORS.
- PLANT MATERIAL SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR FOR THE DURATION OF THE PROJECT.
- TREES ALONG SIDEWALKS SHALL HAVE BE A MINIMUM OF 12 FEET HIGH AND A SIX (6) FOOT BRANCHING HEIGHT.

LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED	EXISTING	PROPOSED	
				100' BUFFER ZONE
				MINOR CONTOUR
				MAJOR CONTOUR
				SPOT ELEVATION
				EDGE OF WATER
				BITUMINOUS CONCRETE
				BENCHMARK
				CEMENT LINED DUCTILE IRON
				CORRUGATED METAL PIPE
				CORRUGATED POLYETHYLENE
				OUTLET CONTROL STRUCTURE
				REINFORCED CONCRETE PIPE
				STONE BOUND
				CONCRETE BOUND
				DRILL HOLE
				IRON PIN/IRON PIPE
				IRON ROD
				FOUND
				ESCUTCHEON PIN, LEAD PLUG
				LAND COURT DISK
				MASSACHUSETTS HIGHWAY BOUND
				STONE BOUND (TO BE SET)
				CONCRETE BOUND (TO BE SET)
				STAKE AND NAIL
				SPIKE
				PK NAIL



PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

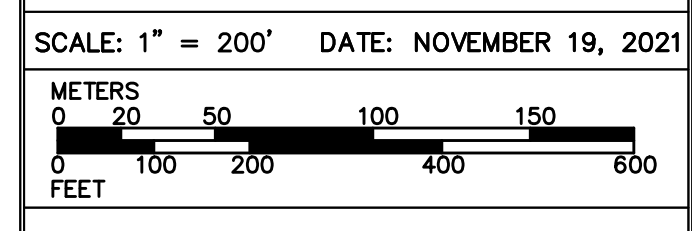
RECORD OWNER:
A.D. MAKEPEACE COMPANY
 1408/69
 1627/366
 1832/119
 ASSESSOR'S MAPS-LOTS
 115-1015 (67 THONET ROAD)
 115-1016 (0 PARKER MILL POND)
 115-1024 (OFF 2586 CRANBERRY HIGHWAY)



PREPARED BY:
BEALS + THOMAS
 BEALS AND THOMAS, INC.
 32 Court Street
 Plymouth, Massachusetts 02360-3866
 T 508.746.3288 | www.bealsandthomas.com
 CO-SURVEYOR:
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 116 PLEASANT ST. SUITE 302
 EASTHAMPTON, MA 01027
 (413) 203-5144

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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)



INDEX PLAN

B+T JOB NO. 1833.109

B+T PLAN NO. 1833109P623A-001 **C2.0**



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
 WAREHAM PLANNING BOARD:

.....

 DATE APPROVED:
 DATE ENDORSED:

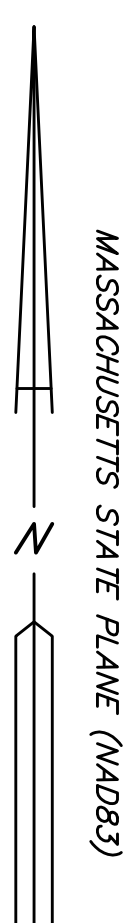
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE PLANNING BOARD WAS RECEIVED AND RECORDED AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

WAREHAM TOWN CLERK:
 DATE:

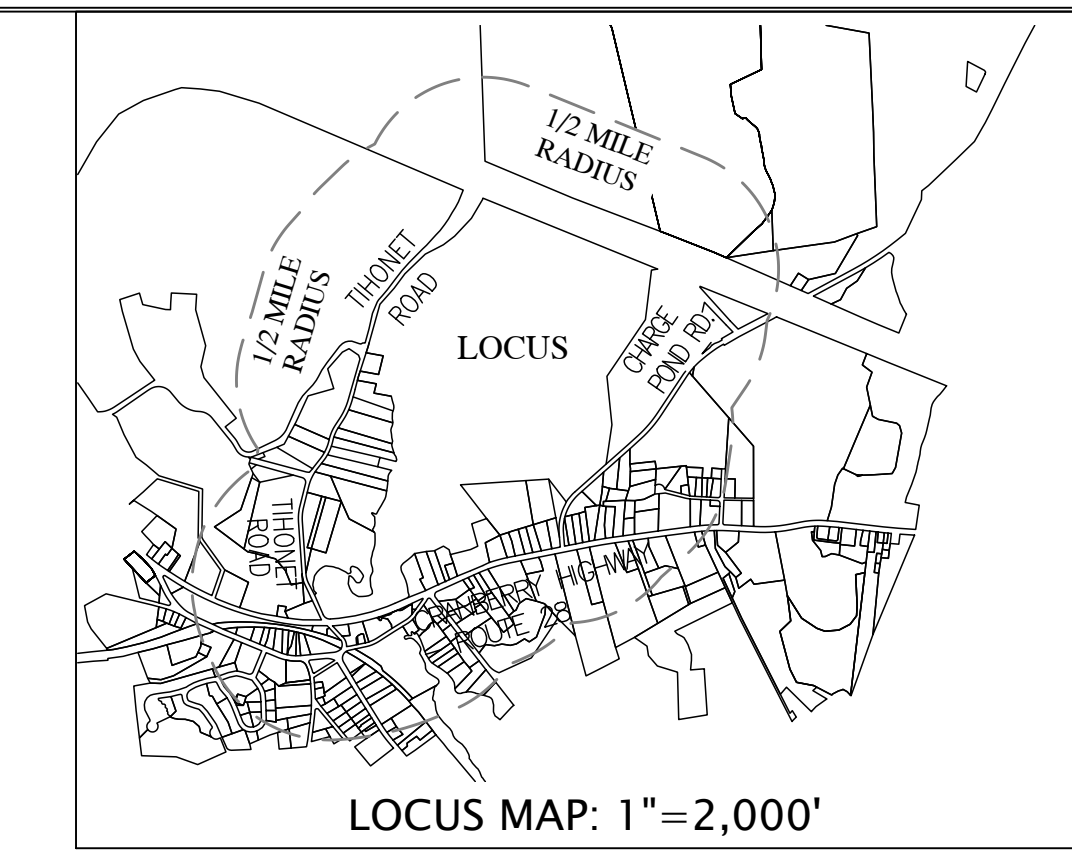
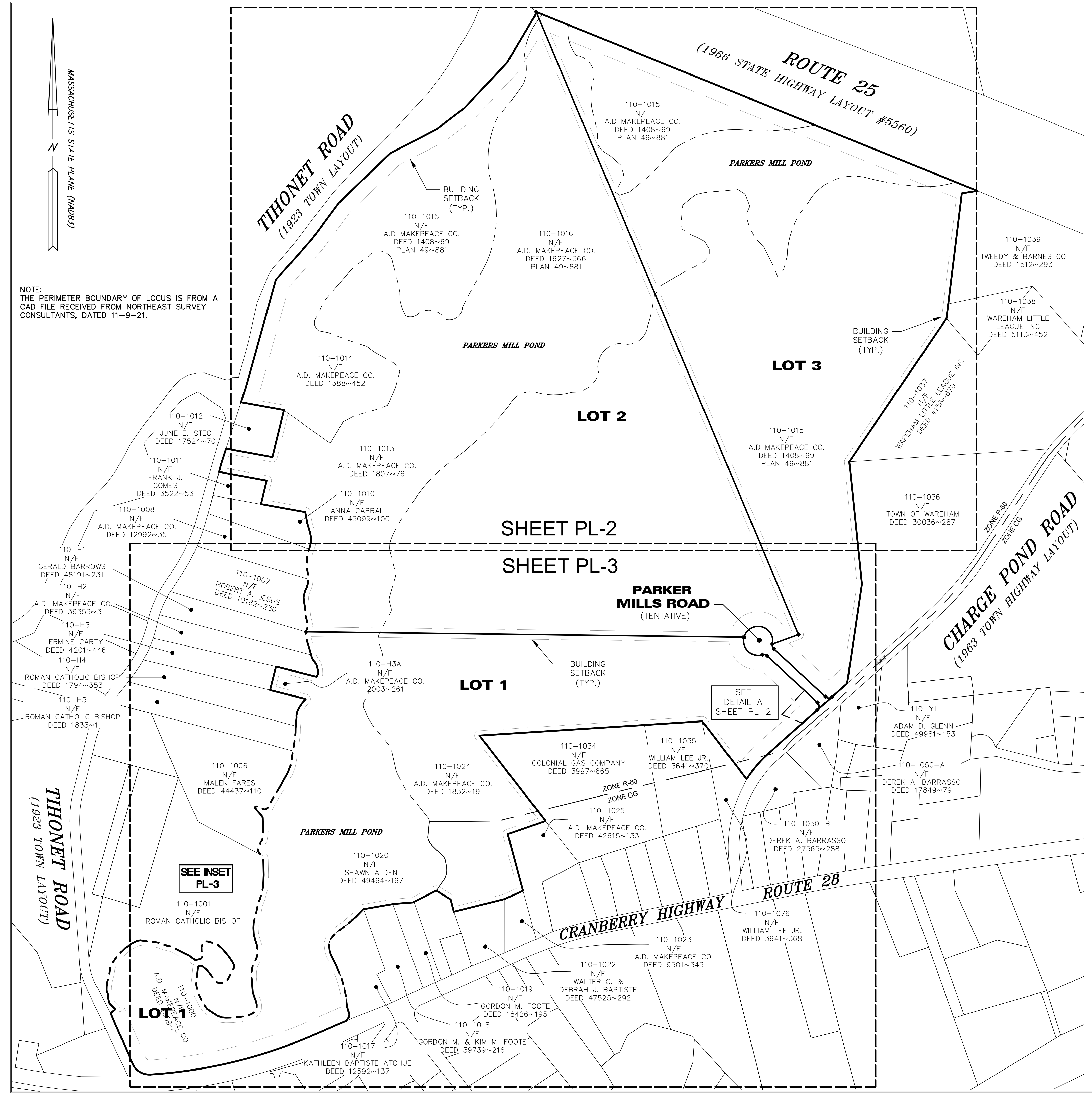
FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

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NOTE:
THE PERIMETER BOUNDARY OF LOCUS IS FROM A CAD FILE RECEIVED FROM NORTHEAST SURVEY CONSULTANTS, DATED 11-9-21.



ZONING CLASSIFICATION

ZONING DISTRICTS - RESIDENTIAL-60 (R-60)
GENERAL COMMERCIAL (GC)

ZONING INFORMATION:

SINGLE FAMILY DIMENSIONAL REQUIREMENTS	
ZONE	R-60
MINIMUM LOT SIZE (SQ FT)	60,000
MINIMUM LOT FRONTAGE (FT)	180'
FRONT YARD SETBACK (FT)	60'
SIDE YARD SETBACK (FT)	20'
REAR YARD SETBACK (FT)	20'

GENERAL COMMERCIAL DIMENSIONAL REQUIREMENTS	
ZONE	GC
MINIMUM LOT SIZE (SQ FT)	60,000
MINIMUM LOT FRONTAGE (FT)	150'
FRONT YARD SETBACK (FT)	20 MIN. 80 MAX.
SIDE YARD SETBACK (FT)	15'
REAR YARD SETBACK (FT)	15'

AREA (IF ON SEWER): 20,000 SF
AREA (IF ON SEPTIC): 40,000 SF
FRONTAGE 150'
MAXIMUM IMPERVIOUS LOT COVERAGE BY BUILDINGS IS 40%.
60% OF OVERALL LOT CAN BE IMPERVIOUS.
30' MINIMUM DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE

LEGEND

- MHB MASSACHUSETTS HIGHWAY BOUND
- CB CONCRETE BOUND
- FND FOUND
- EPLP ESCUTCHEON PIN, LEAD PLUG
- 35226/18 DEED BOOK AND PAGE

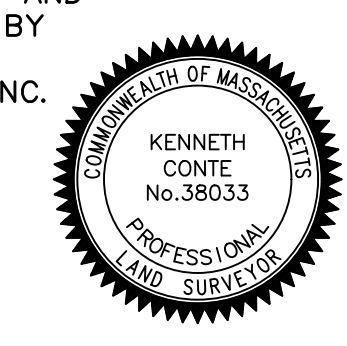
NOTE: PERIMETER BOUNDARY SURVEY PERFORMED BY NORTHEAST SURVEY CONSULTANTS. FOR NORTHEAST SURVEY CONSULTANTS.

Brian C. Franetovich
BRIAN C. FRANETOVOICH
MA PLS #54258



NOTE: PROPOSED ROADWAY AND LOT DIMENSIONS PROVIDED BY BEALS AND THOMAS, INC. FOR BEALS AND THOMAS, INC.

Kenneth Conte
KENNETH CONTE
PLS No. 38033



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
WAREHAM PLANNING BOARD:

.....
DATE APPROVED:.....
DATE ENDORSED:.....

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DATE:.....

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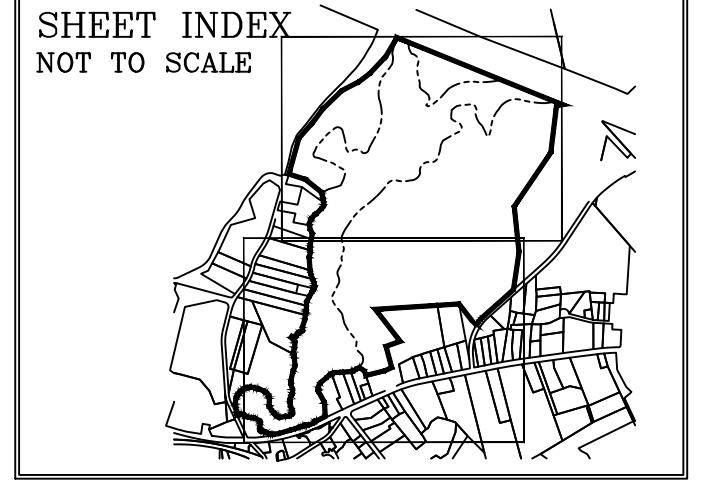
11/19/2021
DATE
Kenneth Conte
KENNETH CONTE, PLS No. 38033



PREPARED FOR:
A.D. MAKEPEACE COMPANY
158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
1408/69
1627/366
1832/119
ASSESSOR'S MAPS-LOTS
115-1015 (67 THONET ROAD)
115-1016 (0 PARKER MILL POND)
115-1024 (OFF 2586 CRANBERRY HIGHWAY)

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FLD	CALC DWN CHK'D



DEFINITIVE SUBDIVISION PLAN OF

INDEX SHEET

27 CHARGE POND ROAD
WAREHAM, MA
(PLYMOUTH COUNTY)

PREPARED BY:
BEALS + THOMAS

BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

CO-SURVEYOR:
NORTHEAST SURVEY CONSULTANTS
3 FERRY ST. STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144

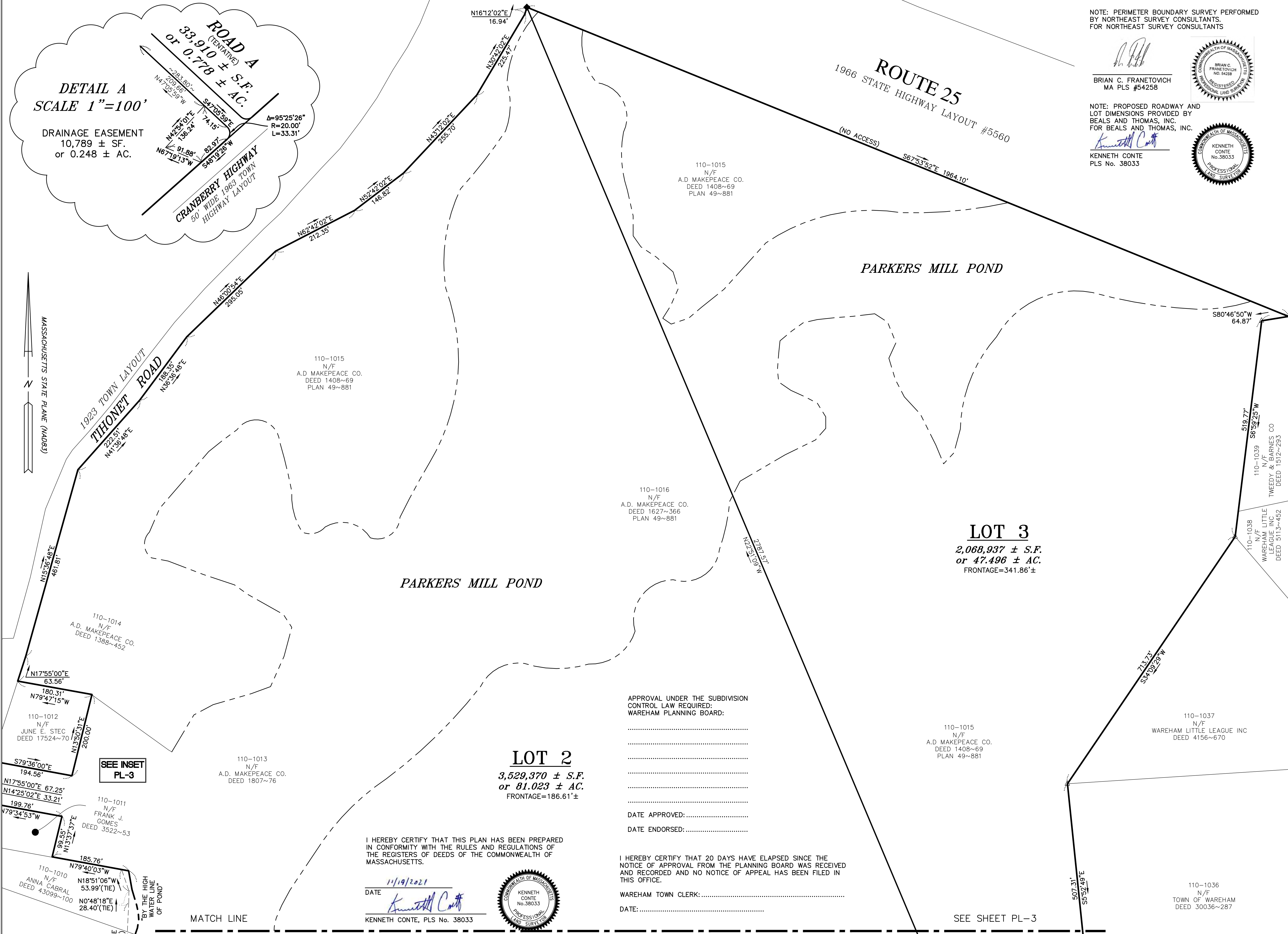
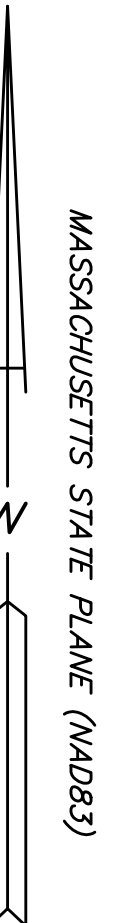
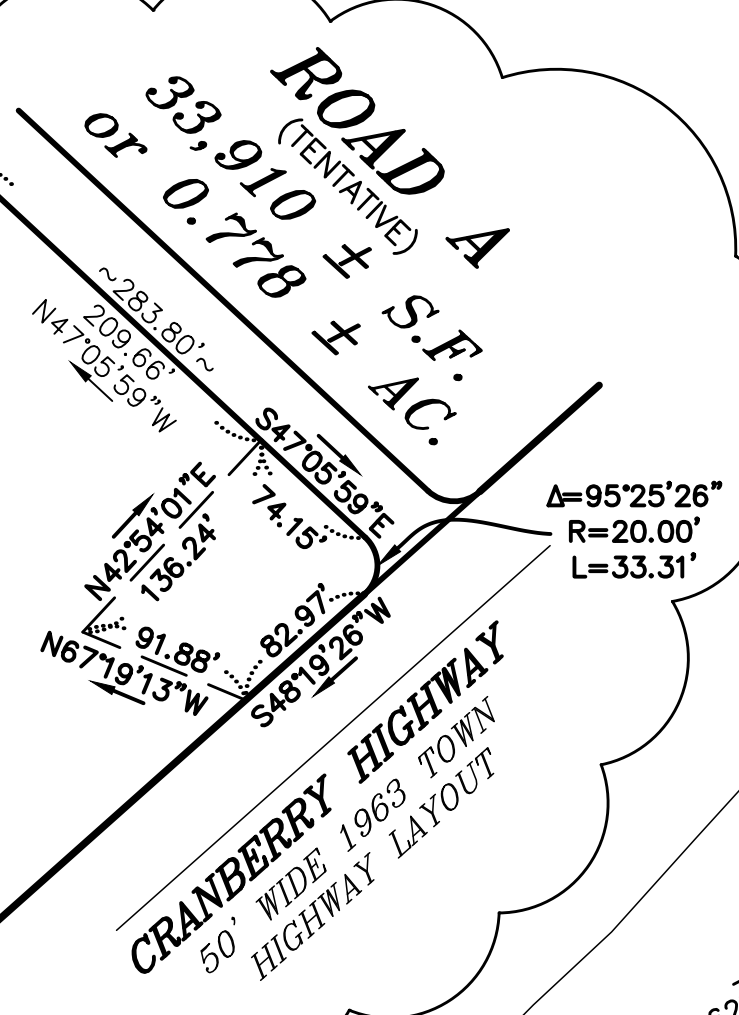
DATE: NOVEMBER 19, 2021 METERS
0 20 50 100 150
SCALE: 1" = 200' FEET

B+T JOB NO. 1833.109
B+T PLAN NO. 1833109P621A-001
REGISTRY SHEET 1 OF 3

PL-1

DETAIL A
SCALE 1"=100'

DRAINAGE EASEMENT
10,789 ± SF.
or 0.248 ± AC.



NOTE: PERIMETER BOUNDARY SURVEY PERFORMED BY NORTHEAST SURVEY CONSULTANTS, FOR NORTHEAST SURVEY CONSULTANTS

Brian C. Frantovich
BRIAN C. FRANETOVICH
MA PLS #54258



NOTE: PROPOSED ROADWAY AND LOT DIMENSIONS PROVIDED BY BEALS AND THOMAS, INC. FOR BEALS AND THOMAS, INC.

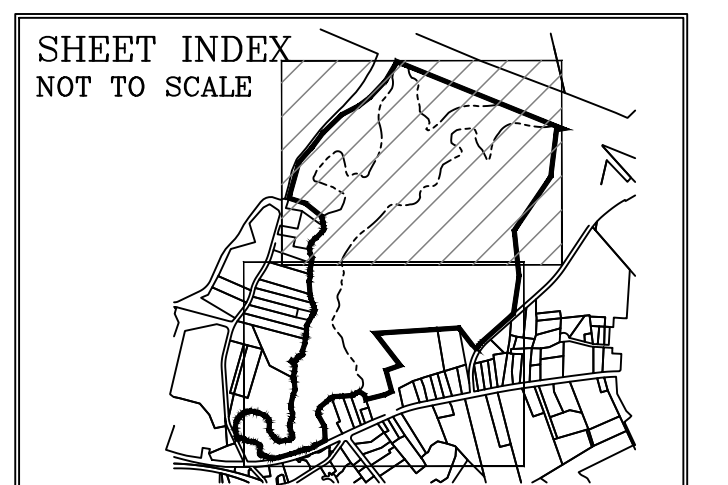
Kenneth Conte
KENNETH CONTE
PLS No. 38033



PREPARED FOR:
A.D. MAKEPEACE COMPANY
158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
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	JRA	DWN
	KCC	CHK'D



DEFINITIVE SUBDIVISION PLAN OF
LOTING PLAN
27 CHARGE POND ROAD
WAREHAM, MA
(PLYMOUTH COUNTY)

PREPARED BY:
BEALS + THOMAS
BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com

CO-SURVEYOR:
NORTHEAST SURVEY CONSULTANTS
3 FERRY ST. STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144
DATE: NOVEMBER 19, 2021
SCALE: 1" = 100'
B+T JOB NO. 1833.109
B+T PLAN NO. 1833109P621A-002
REGISTRY SHEET 2 OF 3

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED: WAREHAM PLANNING BOARD:

DATE APPROVED:
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11/19/2021
Kenneth Conte
KENNETH CONTE, PLS No. 38033



MATCH LINE

SEE SHEET PL-3

PL-2

MATCH LINE SEE SHEET PL-2

NOTE: PERIMETER BOUNDARY SURVEY PERFORMED BY NORTHEAST SURVEY CONSULTANTS, FOR NORTHEAST SURVEY CONSULTANTS

BRIAN C. FRANETOVICH MA PLS #54258



NOTE: PROPOSED ROADWAY AND LOT DIMENSIONS PROVIDED BY BEALS AND THOMAS, INC. FOR BEALS AND THOMAS, INC.

KENNETH CONTE PLS No. 38033



LOT 1
1,974,356 ± S.F.
or 45.325 ± AC.
FRONTAGE=465.6'±

PARKER MILLS ROAD
(TENTATIVE)
24,259 ± S.F.
or 0.557 ± AC.

ZONE R-60
ZONE CG

PARKERS MILL POND

CRANBERRY HIGHWAY

ROUTE 28
(S.H.L.O.#2898)

INSET (SCALE: 1'=100')

INSET (SCALE: 1'=100')

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
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11/19/2021

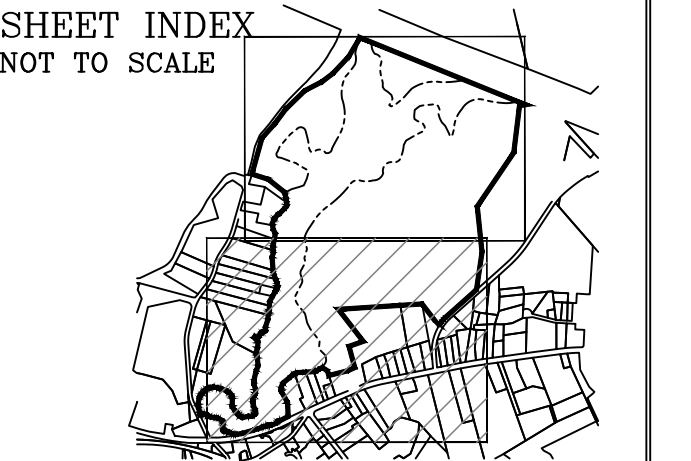
KENNETH CONTE, PLS No. 38033



PREPARED FOR:
A.D. MAKEPEACE COMPANY
158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

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DEFINITIVE SUBDIVISION PLAN OF

LOTING PLAN
27 CHARGE POND ROAD
WAREHAM, MA
(PLYMOUTH COUNTY)

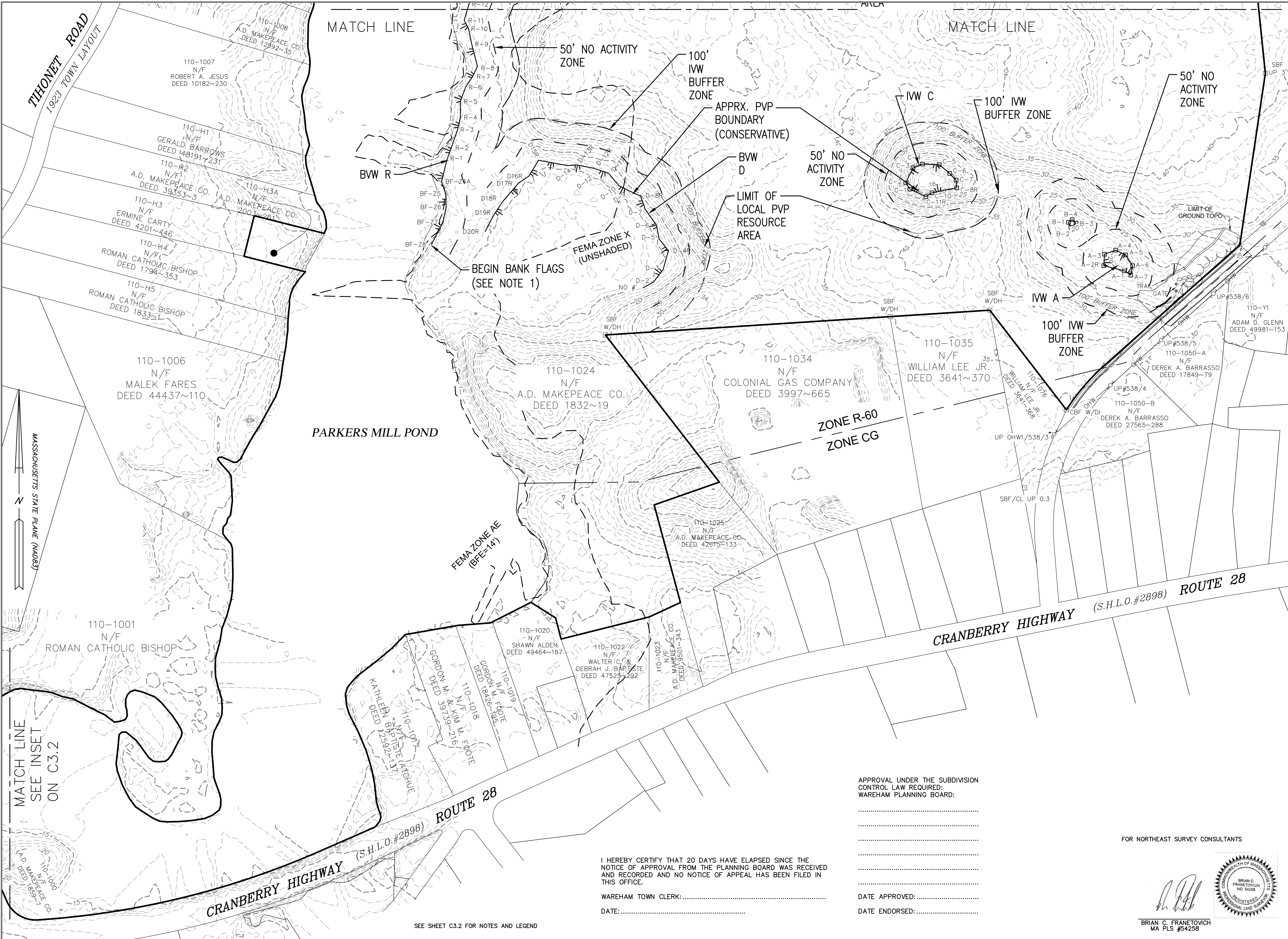
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T 508.746.3288 | www.bealsandthomas.com

CO-SURVEYOR:
NORTHEAST SURVEY CONSULTANTS
3 FERRY ST. STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144

DATE: NOVEMBER 19, 2021 METERS
0 10 25 50 75 300
SCALE: 1" = 100' FEET

B+T JOB NO. 1833.109
B+T PLAN NO. 1833109P621A-003
REGISTRY SHEET 3 OF 3

PL-3



PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 100' DATE: NOVEMBER 19, 2021

TOPOGRAPHIC PLAN

B+T JOB NO. 1833.109
 PLAN NO.
 1833109P622A-002 **TP-2**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
 WAREHAM PLANNING BOARD:

.....

 DATE APPROVED:.....
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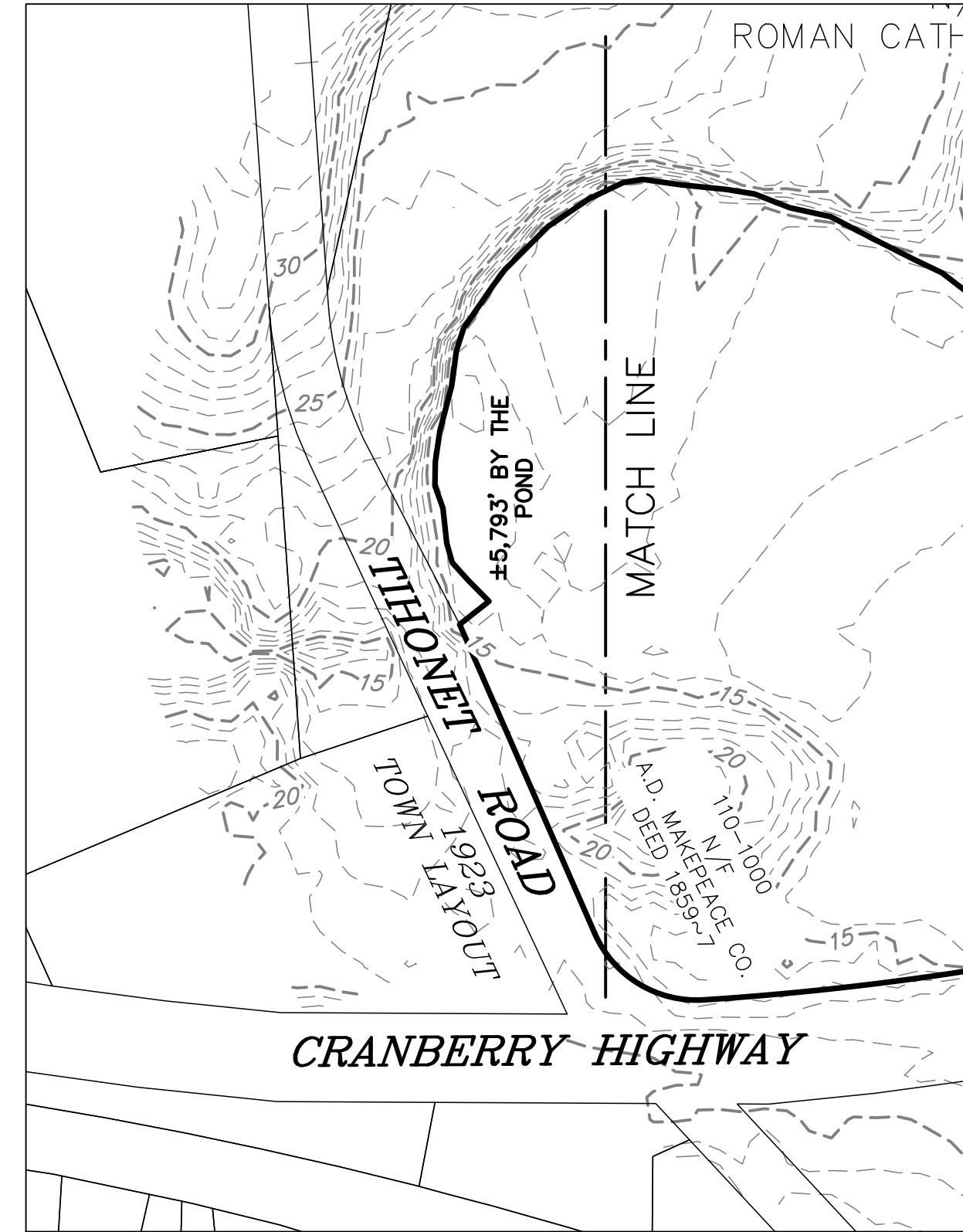
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WAREHAM TOWN CLERK:.....
 DATE:.....

FOR NORTHEAST SURVEY CONSULTANTS

[Signature]
 BRIAN C. FRANETOVICH
 MA PLS #54258

SEE SHEET C3.2 FOR NOTES AND LEGEND



INSET (SCALE: 1"=100')

LEGEND:

111-1015 ASSESSOR'S ID	—————	LOCUS PROPERTY LINE
N/F NOW OR FORMERLY	—————	ADJOINERS LINE (±)
△ CALCULATED POINT	—————	INTERNAL PARCEL LINE (±)
□ BOUND FOUND	—————	EASEMENT LINE
○ UTILITY POLE	—————	FLOOD ZONE BOUNDARY
□ CATCH BASIN	—————	WETLAND DELINEATION
○ HYDRANT	—————	CONTOUR LINE
	—————	ZONING LINE
	—————	OHW
	—————	OVERHEAD WIRES

SURVEY NOTES:

- 1: Field survey by RTK GPS & EDM total station.
- 2: The horizontal datum of this plan is the Massachusetts Coordinate System North American Datum 1983, the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on site.
- 3: According to Federal Emergency Management Agency maps, the proposed facilities are located in areas designated as "Zone X" (areas of minimal flooding, no shading).
Community Panel No. 25023C 0488 J & 25023C 0489 K - Effective Date: 2-5-2014.
- 4: The proposed facilities are located within the Town of Wareham R-60 zoning district.
- 5: The location of utility structures shown hereon are from observed field evidence only, this plan does not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed, please contact dig-safe at 1-888-344-7233 before excavation.
- 6: Wetlands shown hereon were delineated by Beals + Thomas in February & August 2020 and located by this survey.
- 7: Topographic survey was only conducted within the area labeled "Limits of Ground Topo". All other contours shown hereon were generated in ArcMap from digital elevation models of the 2013-2014 USGS Post Sandy LIDAR data, distributed by NOAA.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
WAREHAM PLANNING BOARD:

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DATE APPROVED:

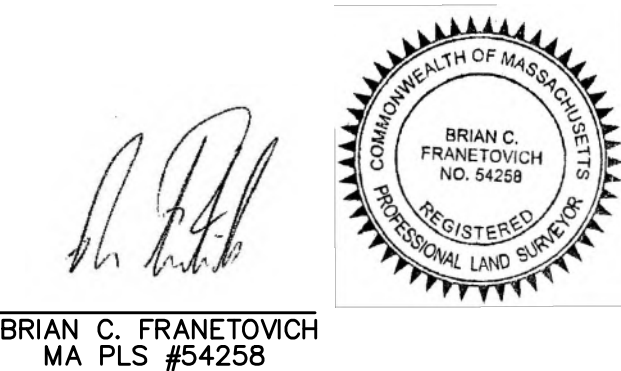
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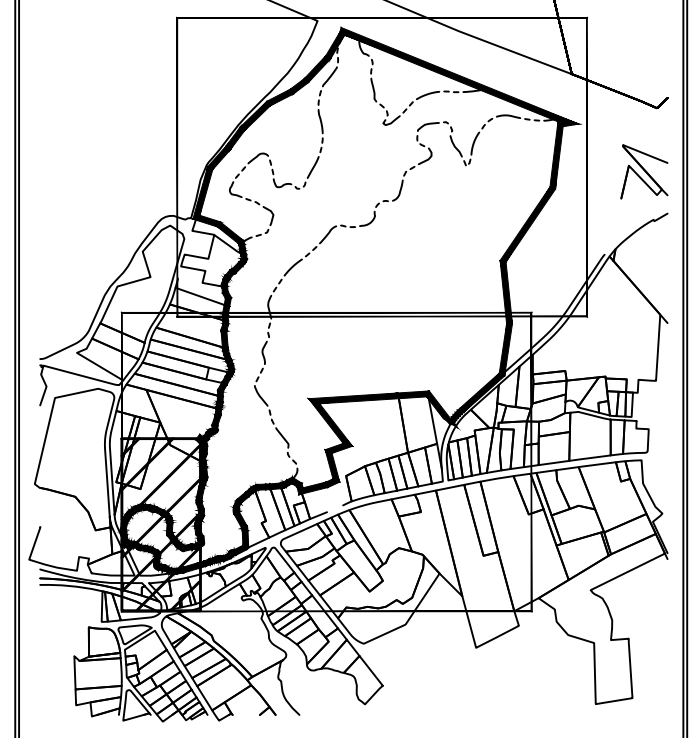


BRIAN C. FRANETOVICH
MA PLS #54258

PREPARED FOR:
A.D. MAKEPEACE COMPANY
158 TIHONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:
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SHEET INDEX
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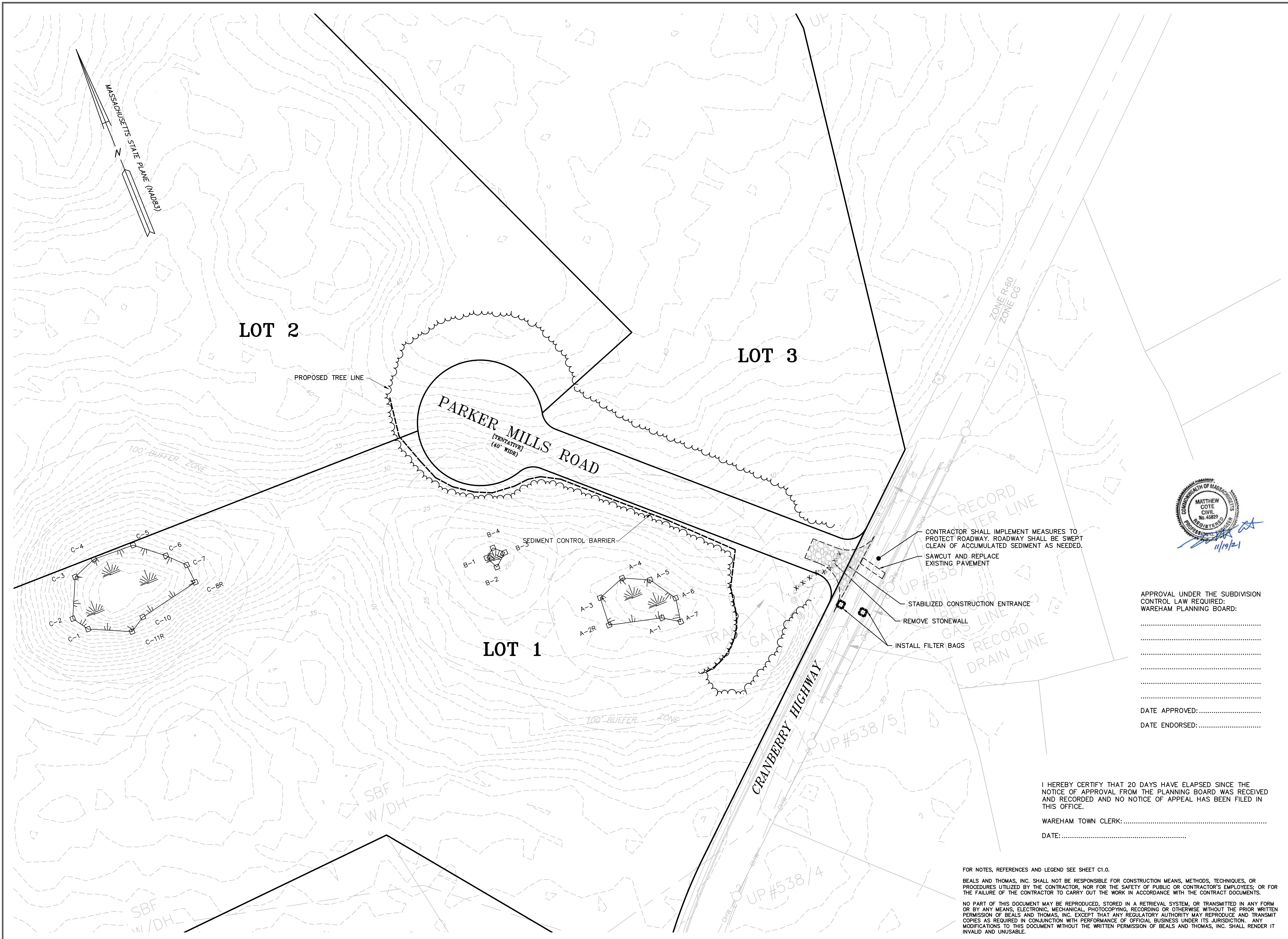
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 100' DATE: NOVEMBER 19, 2021

TOPOGRAPHIC PLAN

B+T JOB NO. 1833.109
PLAN NO. 1833109P622A-003 **TP-3**



PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
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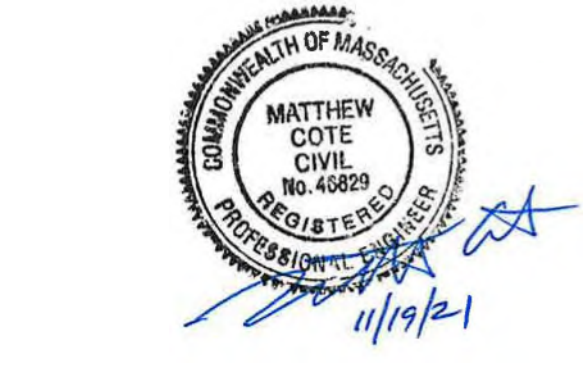
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AMH	FDW	MC	MC
DES	DWN	CHK'D	APP'D

PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 40' DATE: NOVEMBER 19, 2021
 METERS
 0 5 10 25
 FEET
 0 20 40 80 120

SITE PREPARATION AND EROSION CONTROL PLAN
 B+T JOB NO. 1833.109
 B+T PLAN NO. 1833109P623A-002 **C4.0**



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
 WAREHAM PLANNING BOARD:

 DATE APPROVED:.....
 DATE ENDORSED:.....

- CONTRACTOR SHALL IMPLEMENT MEASURES TO PROTECT ROADWAY. ROADWAY SHALL BE SWEEPED CLEAN OF ACCUMULATED SEDIMENT AS NEEDED.
- SAWCUT AND REPLACE EXISTING PAVEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- REMOVE STONEWALL
- INSTALL FILTER BAGS

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE PLANNING BOARD WAS RECEIVED AND RECORDED AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

WAREHAM TOWN CLERK:.....
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PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
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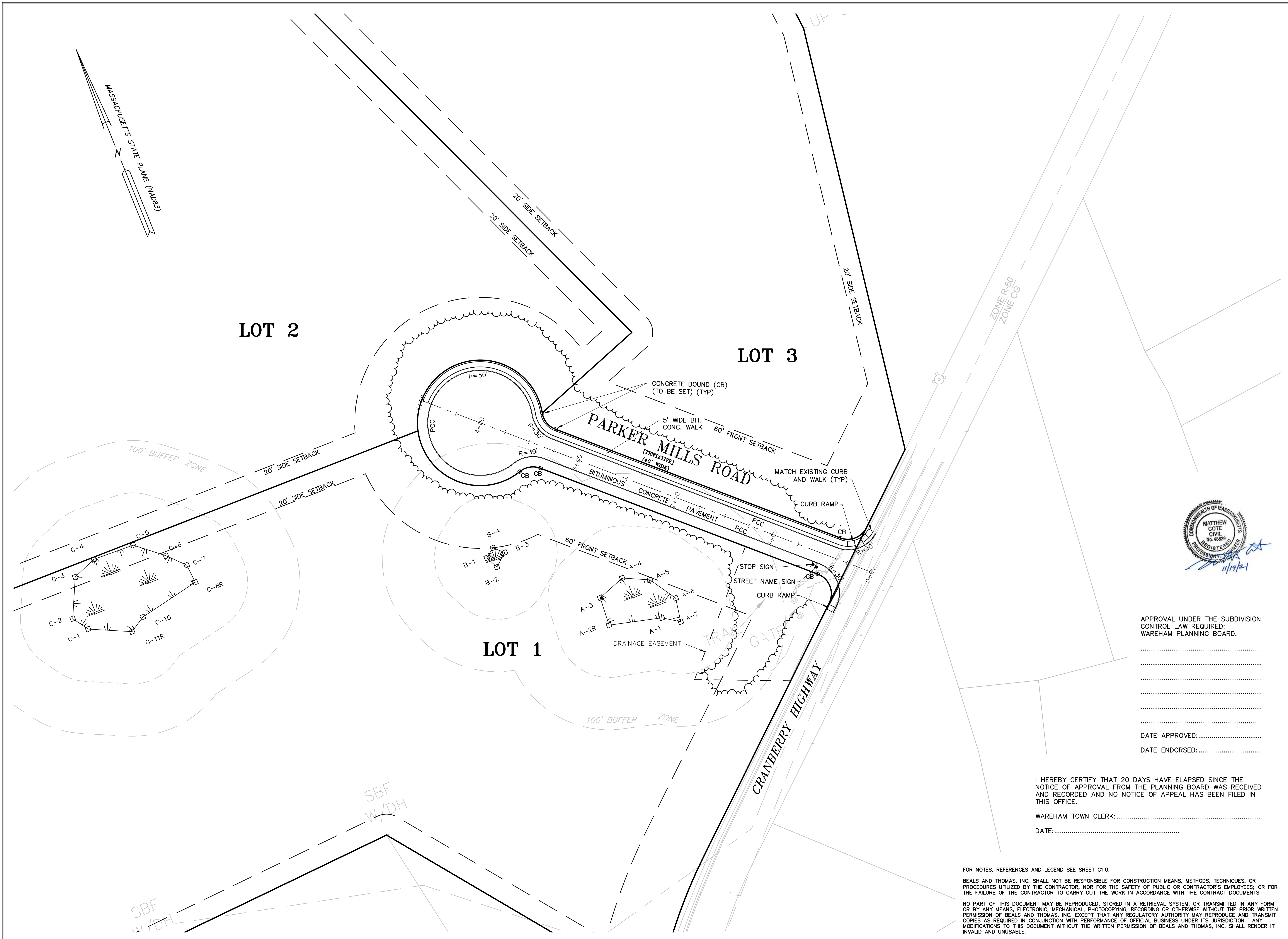
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0	11/19/2021 FIRST ISSUE
ISSUE DATE	DESCRIPTION
AMH	FDW MC MC
DES	DWN CHK'D APP'D

PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 40' DATE: NOVEMBER 19, 2021

LAYOUT AND MATERIALS PLAN

B+T JOB NO. 1833.109
 B+T PLAN NO. 1833109P623A-003 **C5.0**

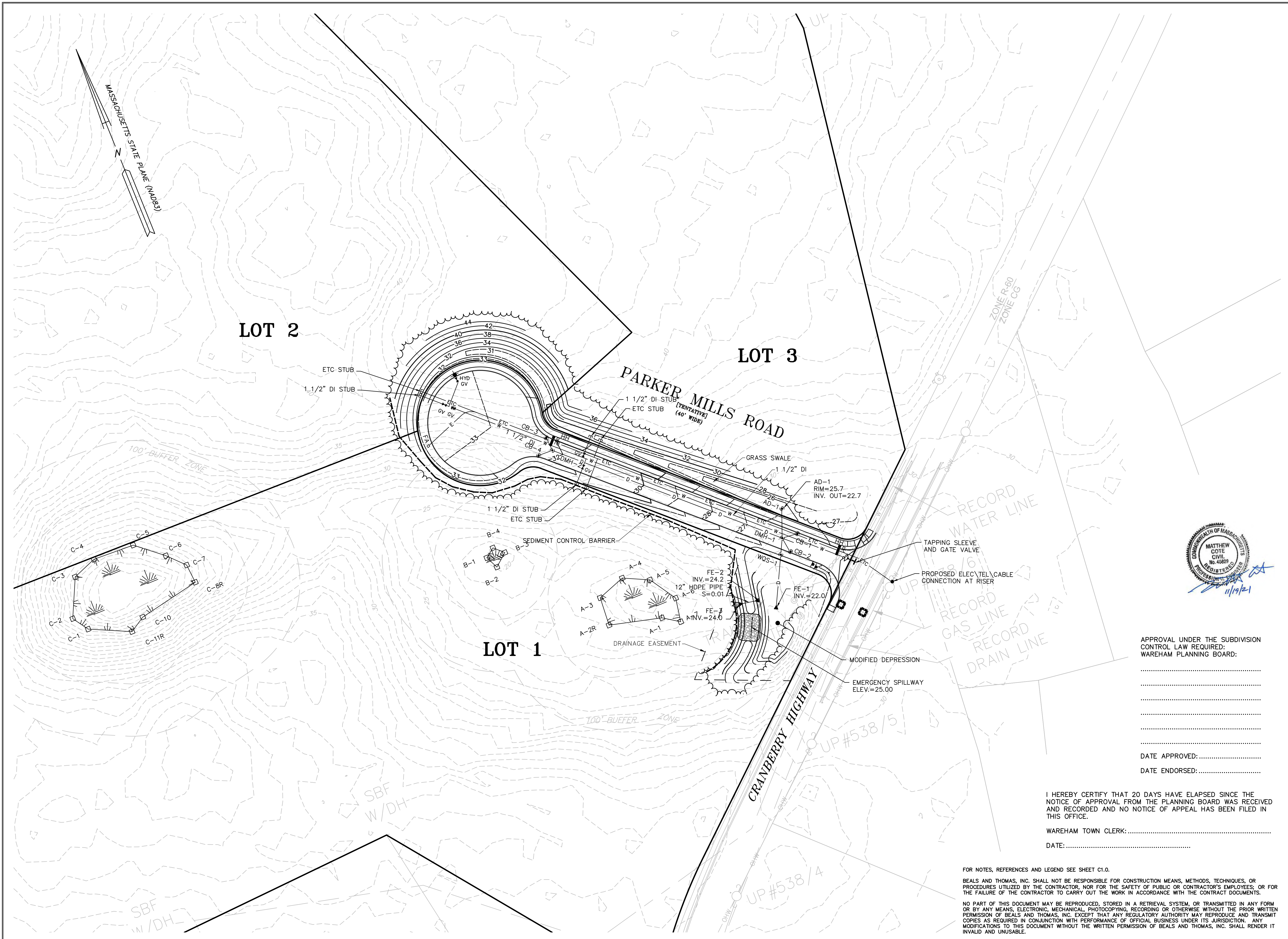


APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
 WAREHAM PLANNING BOARD:

 DATE APPROVED: _____
 DATE ENDORSED: _____

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE PLANNING BOARD WAS RECEIVED AND RECORDED AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.
 WAREHAM TOWN CLERK: _____
 DATE: _____

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.
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PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 1408/69
 1627/366
 1832/119
 ASSESSOR'S MAPS-LOTS
 115-1015 (67 THONET ROAD)
 115-1016 (0 PARKER MILL POND)
 115-1024 (OFF 2586 CRANBERRY HIGHWAY)

SHEET INDEX
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 CO-SURVEYOR:
NORTHEAST SURVEY CONSULTANTS
 116 PLEASANT ST. SUITE 302
 EASTHAMPTON, MA 01027
 (413) 203-5144



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
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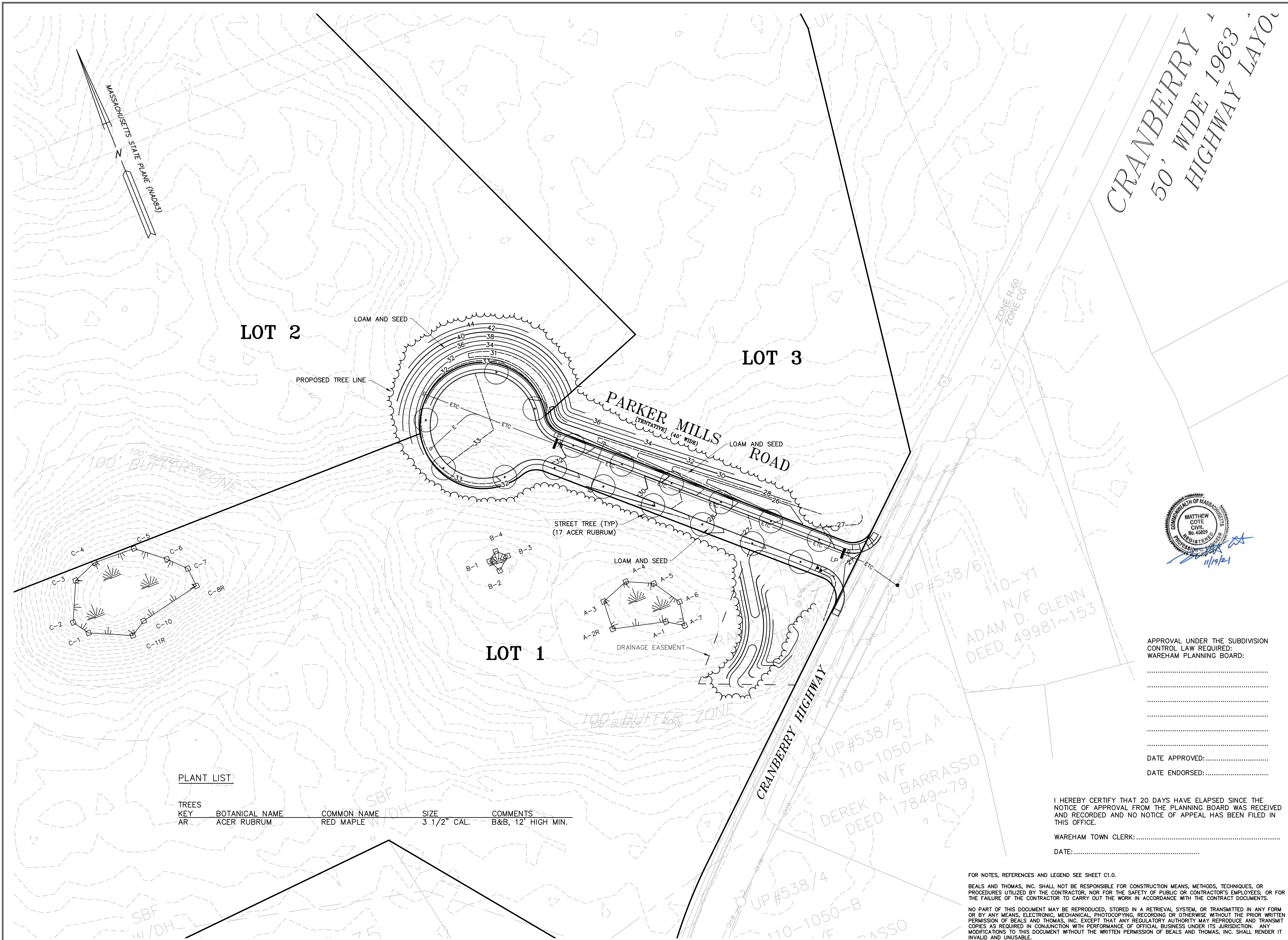
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DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 40' DATE: NOVEMBER 19, 2021

GRADING, DRAINAGE AND UTILITY PLAN
 B+T JOB NO. 1833.109
 B+T PLAN NO. 1833109P623A-004 **C6.0**



CRANBERRY
50' WIDE 1963
HIGHWAY LAYO

PREPARED FOR:
**A.D. MAKEPEACE
COMPANY**
158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:
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APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED:
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WAREHAM TOWN CLERK:.....
DATE:.....

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AR	ACER RUBRUM	RED MAPLE	3 1/2" CAL.	B&B, 12' HIGH MIN.

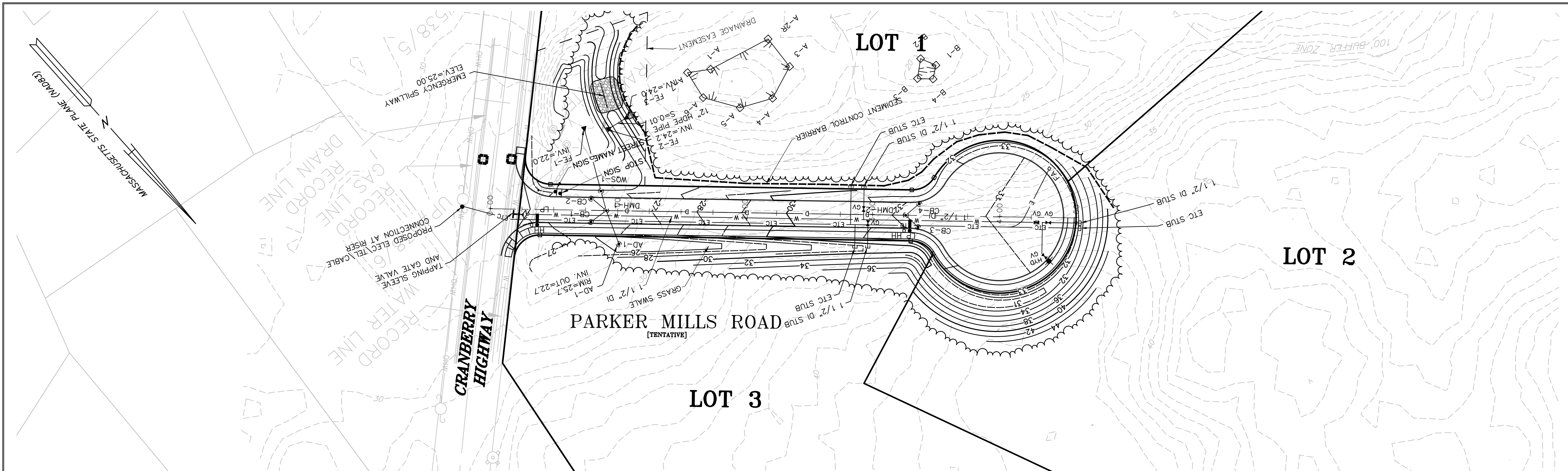
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PROJECT:
**DEFINITIVE SUBDIVISION
PLAN OF
27 CHARGE POND ROAD**
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: DATE: NOVEMBER 19, 2021

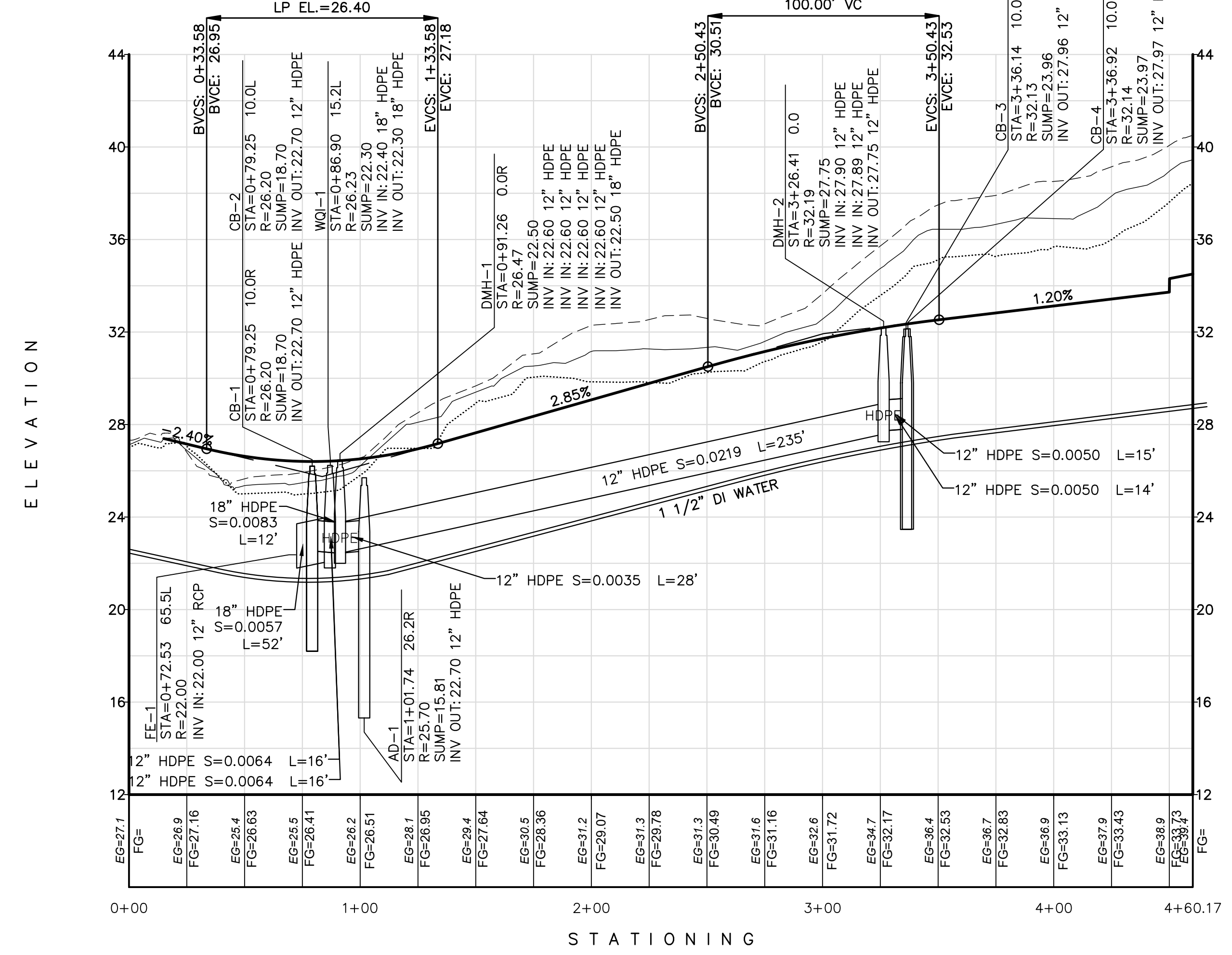
**LANDSCAPE AND
LIGHTING PLAN**

B+T JOB NO. 1833.109
B+T PLAN NO. 1833109P623A-005 **C7.0**



PVI STA = 0+83.58
PVI ELEV = 25.75
A.D. = 0.05
K = 19.05
100.00' VC
LP STA = 0+79.29
LP EL = 26.40

PVI STA = 3+00.43
PVI ELEV = 31.93
A.D. = -0.02
K = 60.61
100.00' VC



- LEGEND**
- PROPOSED CENTERLINE GRADE
 - EXISTING CENTERLINE GRADE
 - - - EXISTING RIGHT SIDELINE GRADE
 - EXISTING LEFT SIDELINE GRADE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
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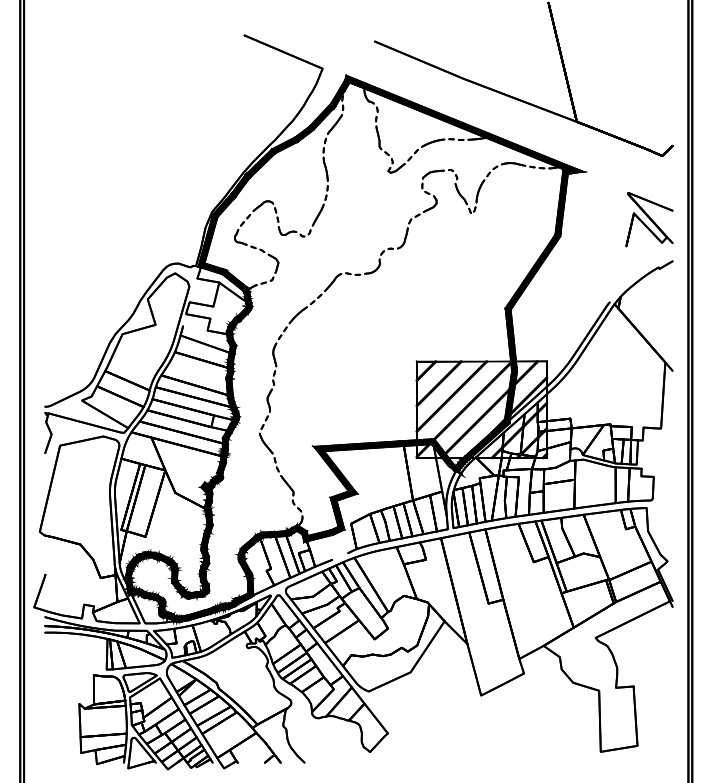
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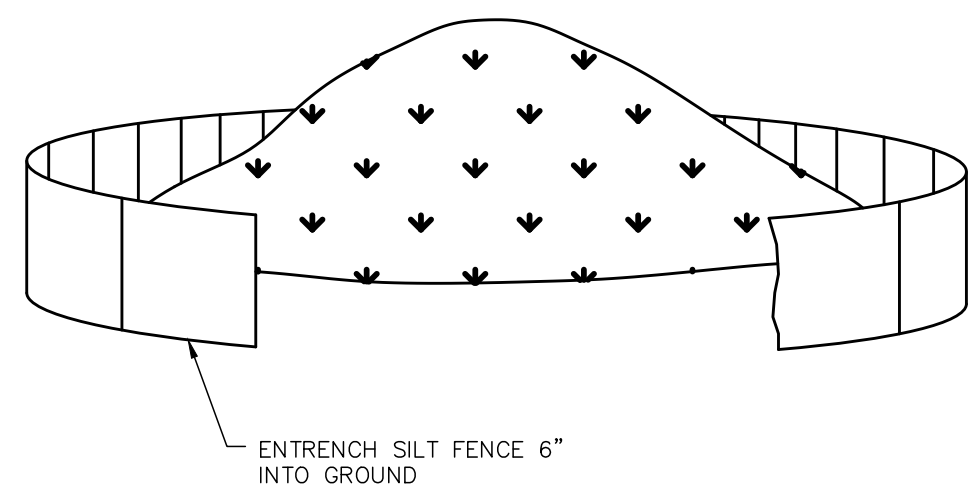
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: AS NOTED DATE: NOVEMBER 19, 2021
METERS
0 5 10 25
FEET
0 20 40 80 120

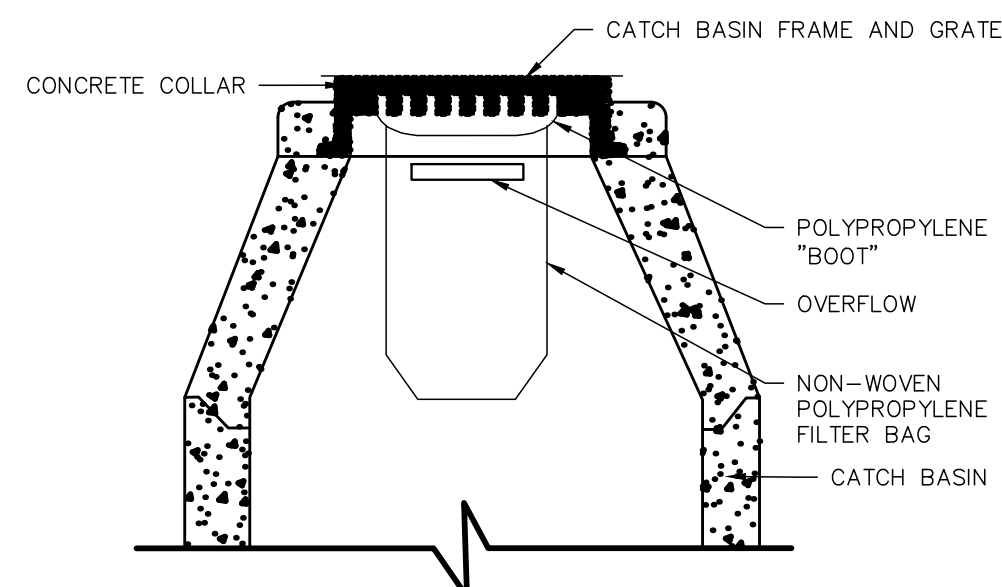
ROAD NAME PLAN AND PROFILE

B+T JOB NO. 1833.109
B+T PLAN NO. 1833109P623A-006
C8.0



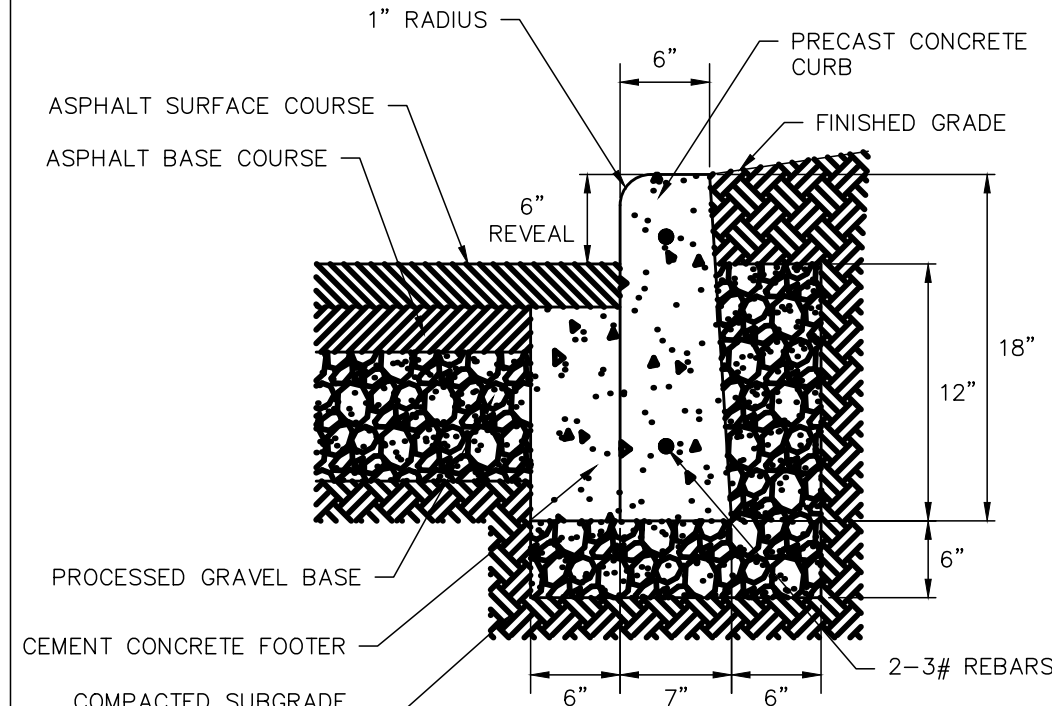
NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

SOIL STOCKPILE
NOT TO SCALE



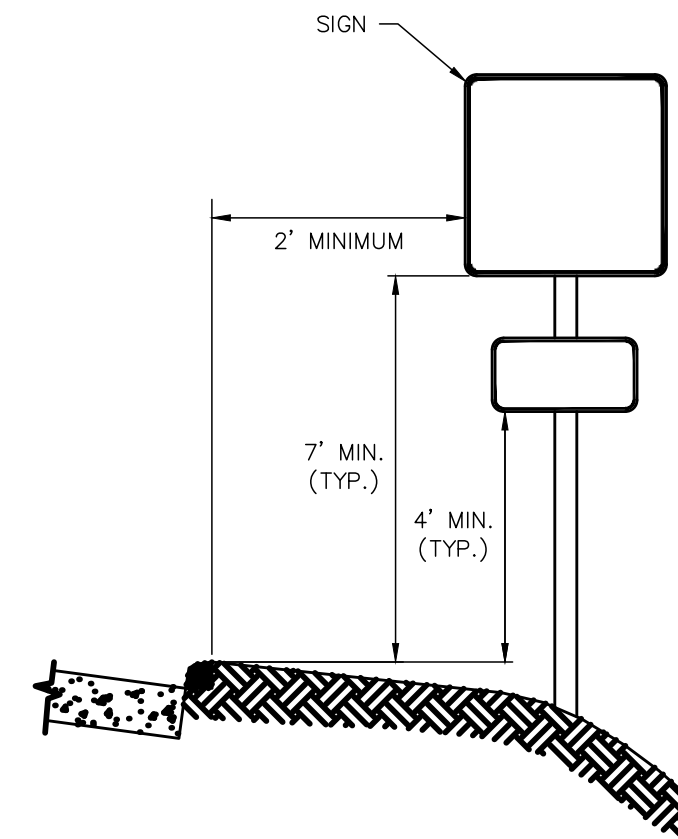
NOTES:
1. TO BE INSTALLED IN CATCH BASINS IN TRAFFIC AREAS UNTIL COMPLETION OF CONSTRUCTION.
2. BOOT ADAPTER MAY BE TRIMMED TO SIZE.

FILTER BAG
NOT TO SCALE

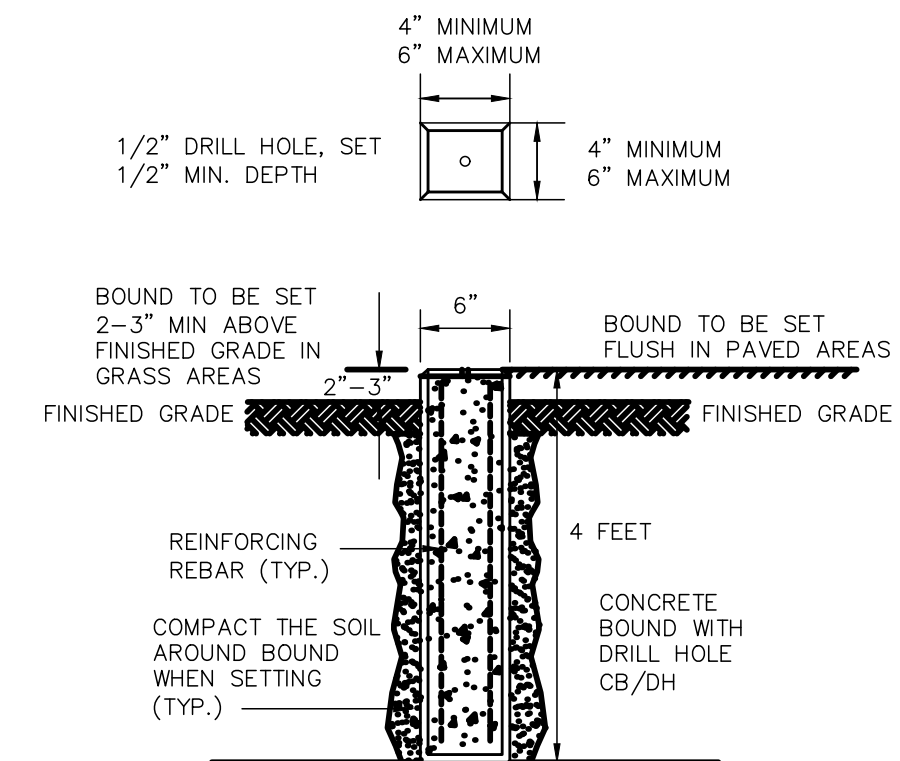


PROVIDE 1/4" EXPANSION JOINTS AT 12' O.C.

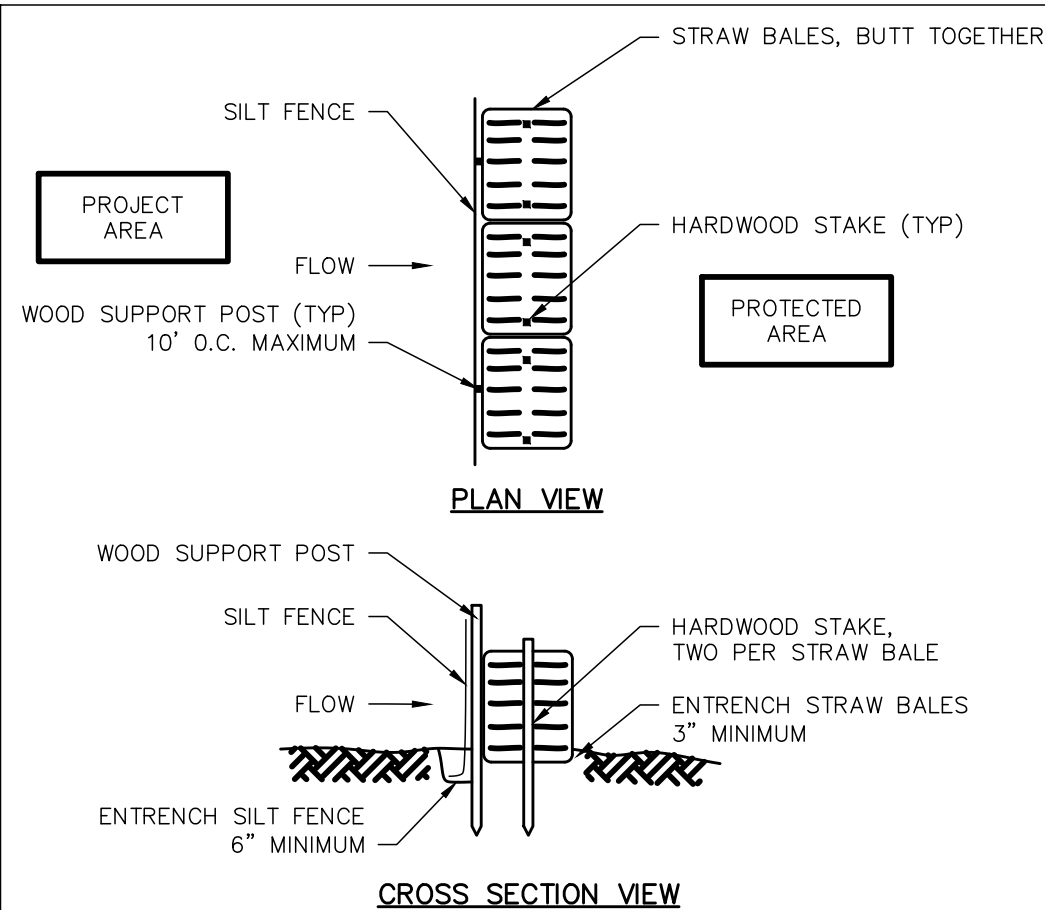
PRECAST CONCRETE CURB
NOT TO SCALE



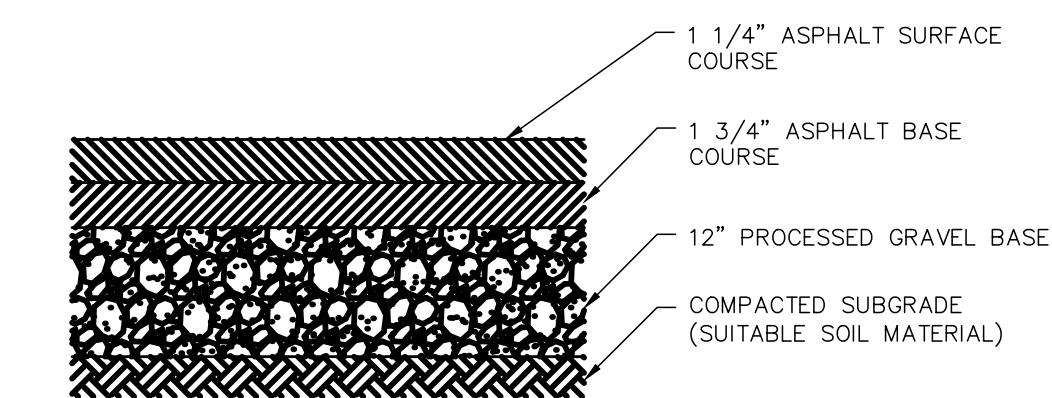
SIGN WITH ADVISORY DISTANCE PLATE
NOT TO SCALE



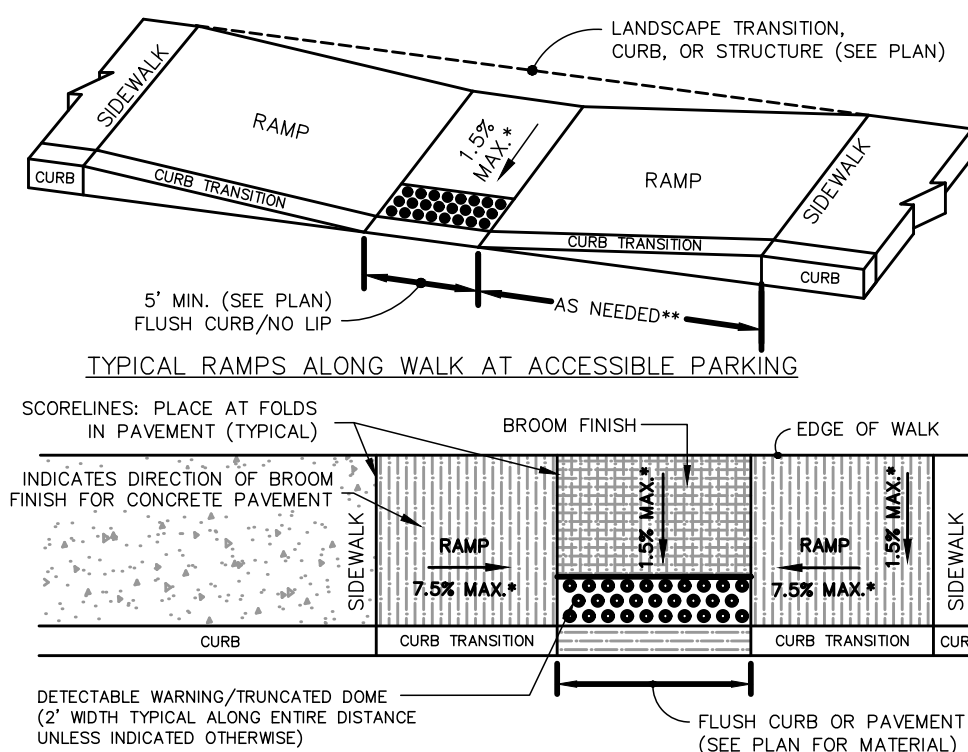
CONCRETE BOUND DETAIL
NOT TO SCALE



SEDIMENT CONTROL BARRIER
NOT TO SCALE

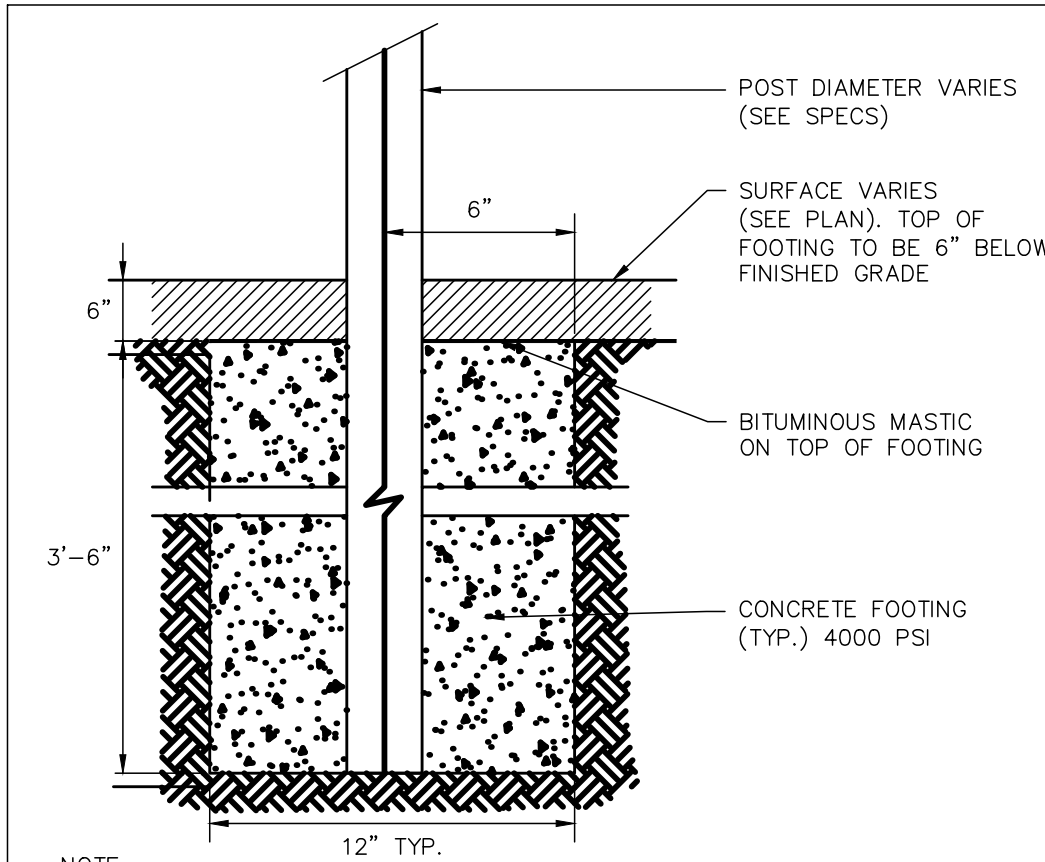


BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



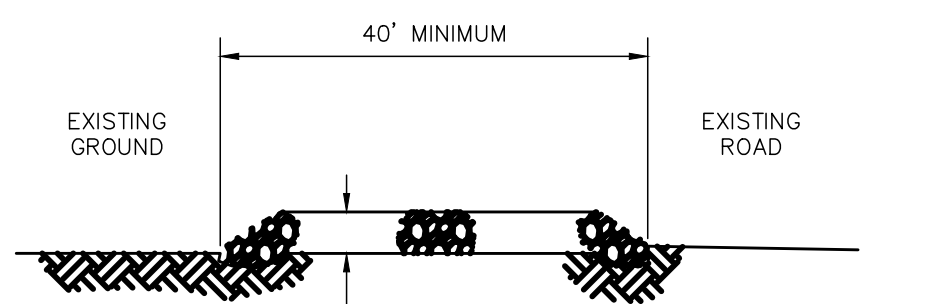
PLAN NOTES:
1. RAMP SURFACE SHALL BE NON-SLIP AND ROUGHENED AS SHOWN IN PLAN.
2. DETECTABLE WARNING/TRUNCATED DOME PER ADA SEC. 4.29.2 (USE RETROFIT TILES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL).
* TOLERANCE FOR CONSTRUCTION ±0.5%
** LENGTH OF CURB TRANSITIONS VARY BASED ON SLOPE OF PAVEMENT AND HEIGHT OF CURB.

CURB RAMP DETAILS
SEE PLAN FOR TYPE AND LOCATIONS

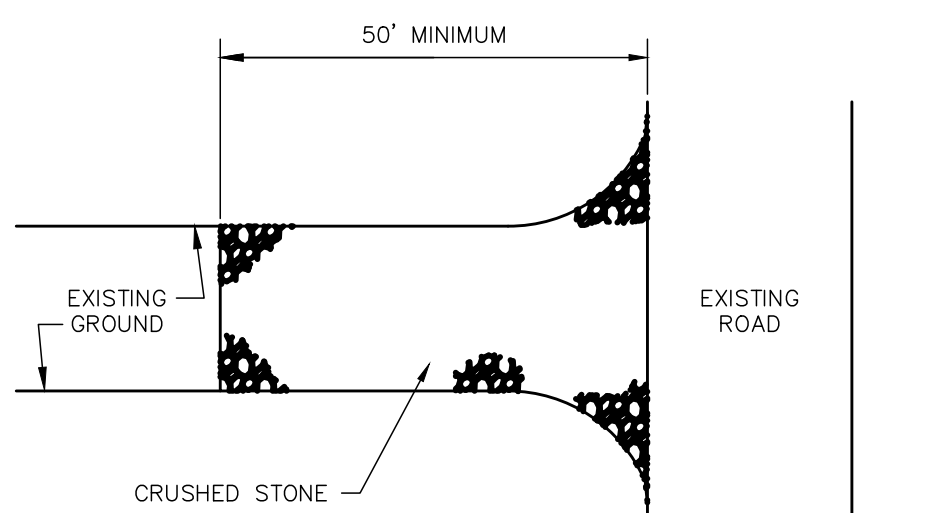


NOTE: WHEN LOCATED OVER BEDROCK, PROVIDE A 4" CORED HOLE TO RECEIVE THE POST. FILL WITH NON-SHRINK GROUT

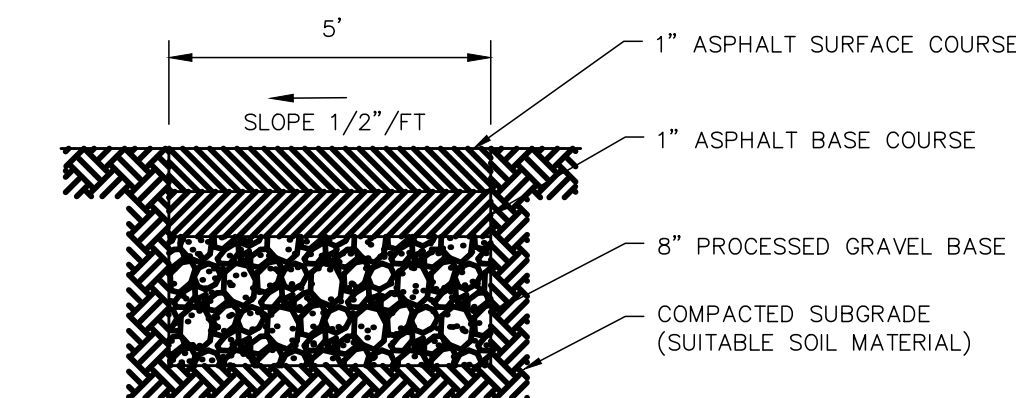
CONCRETE POST & FOOTING DETAIL
NOT TO SCALE



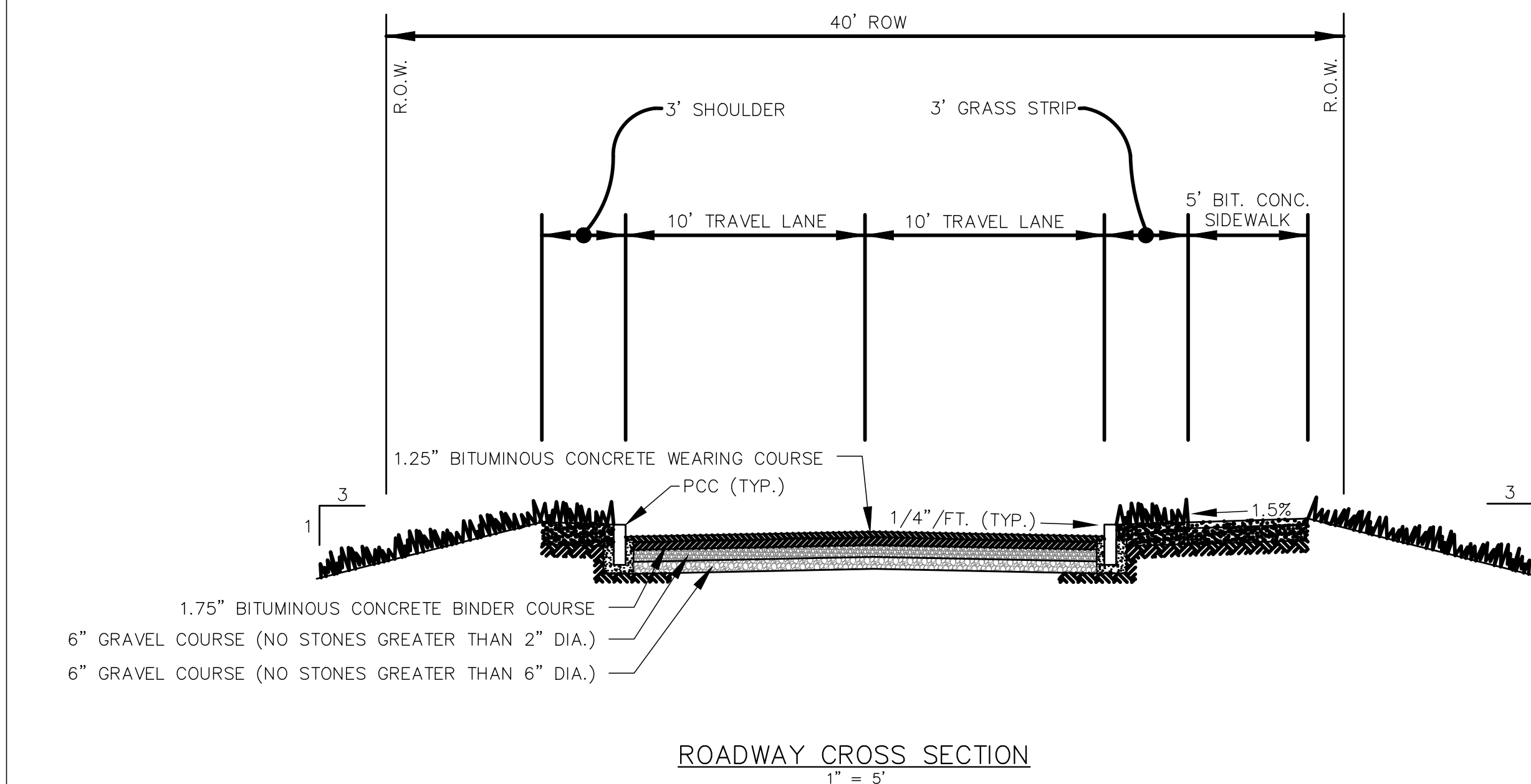
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND ROAD



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



ROADWAY CROSS SECTION
1" = 5'

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WAREHAM TOWN CLERK:
DATE:

PREPARED FOR:

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158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

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27 CHARGE POND ROAD
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(PLYMOUTH COUNTY)

SCALE: AS SHOWN DATE: NOVEMBER 19, 2021

SITE DETAILS

B+T JOB NO. 1833.109

B+T PLAN NO.
1833109P620-003

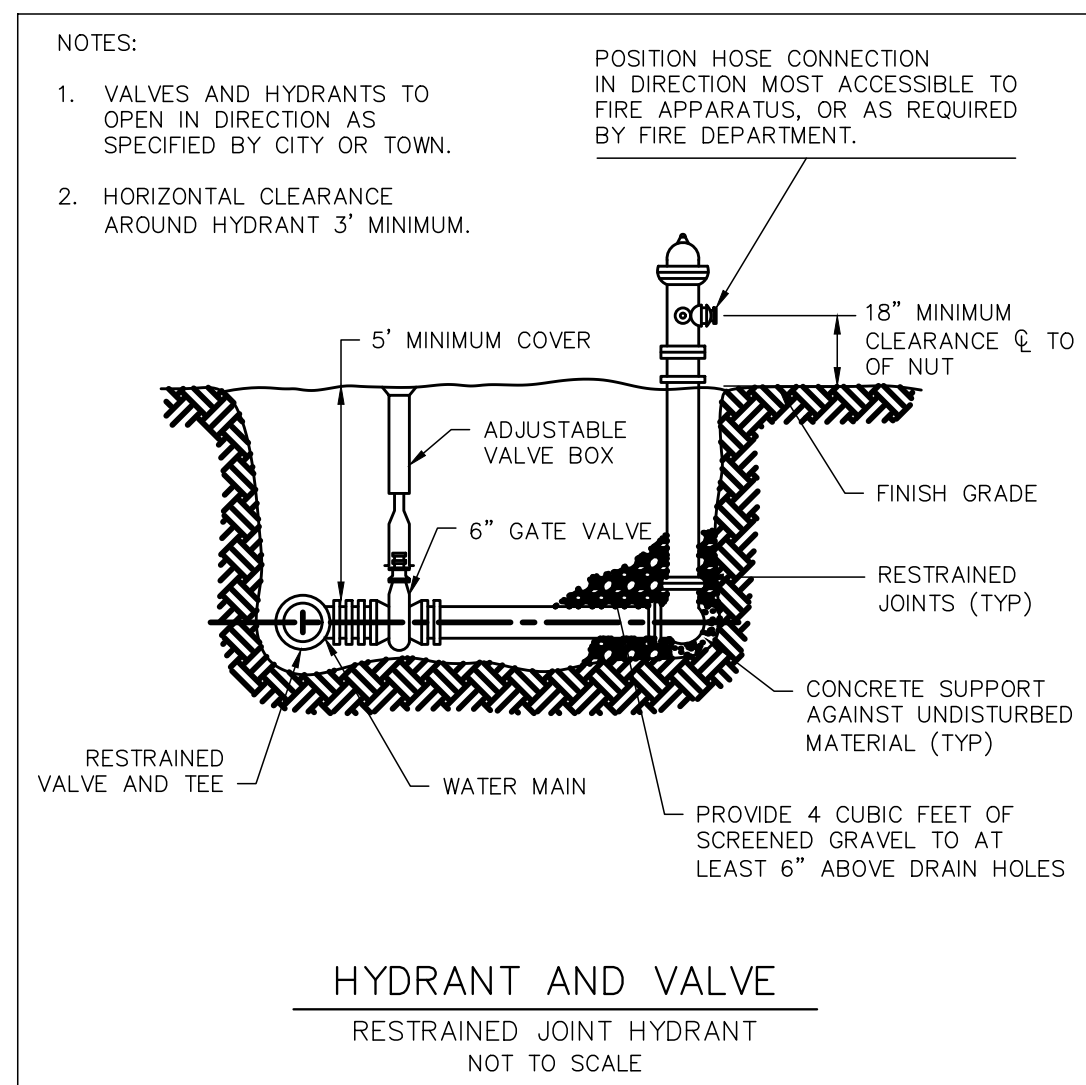
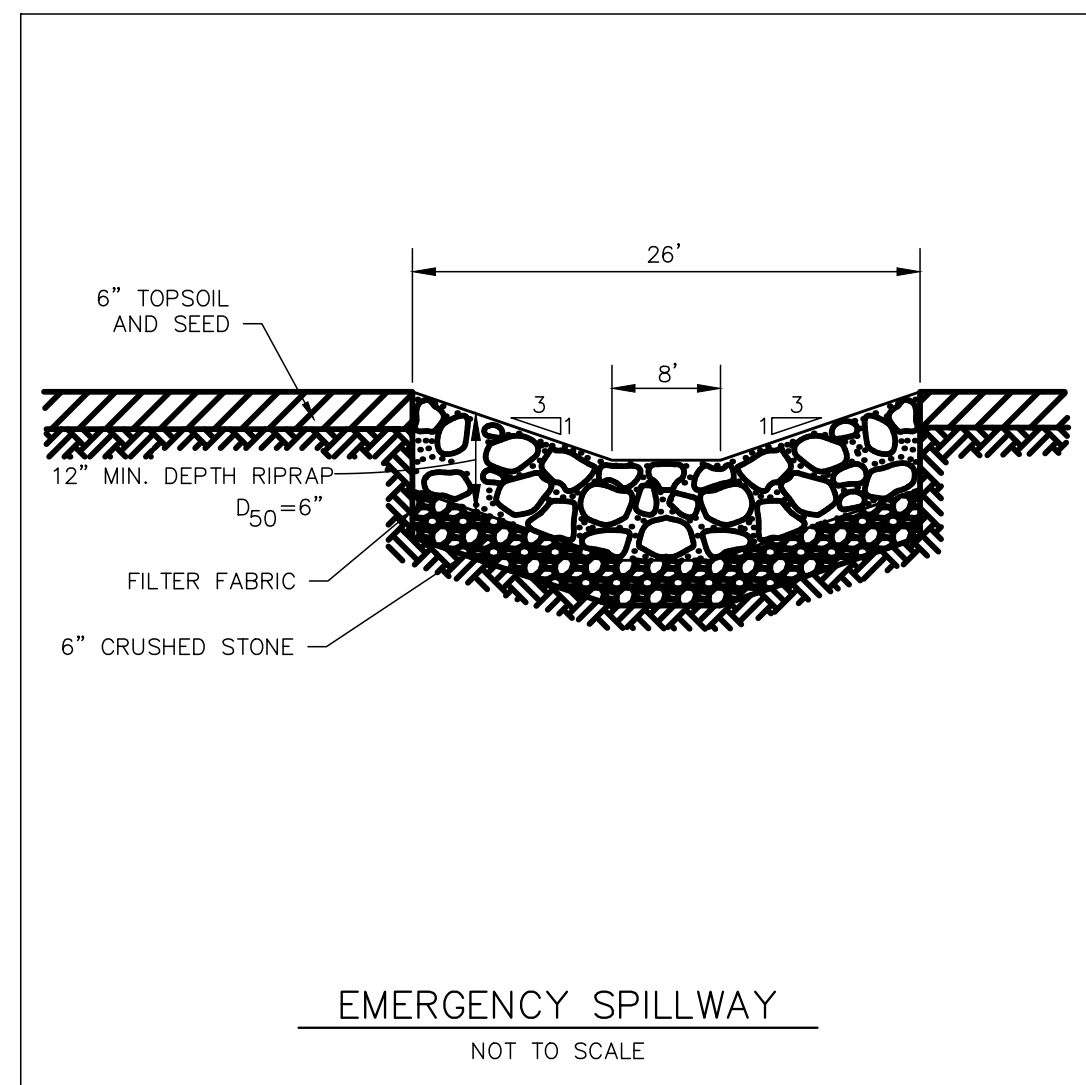
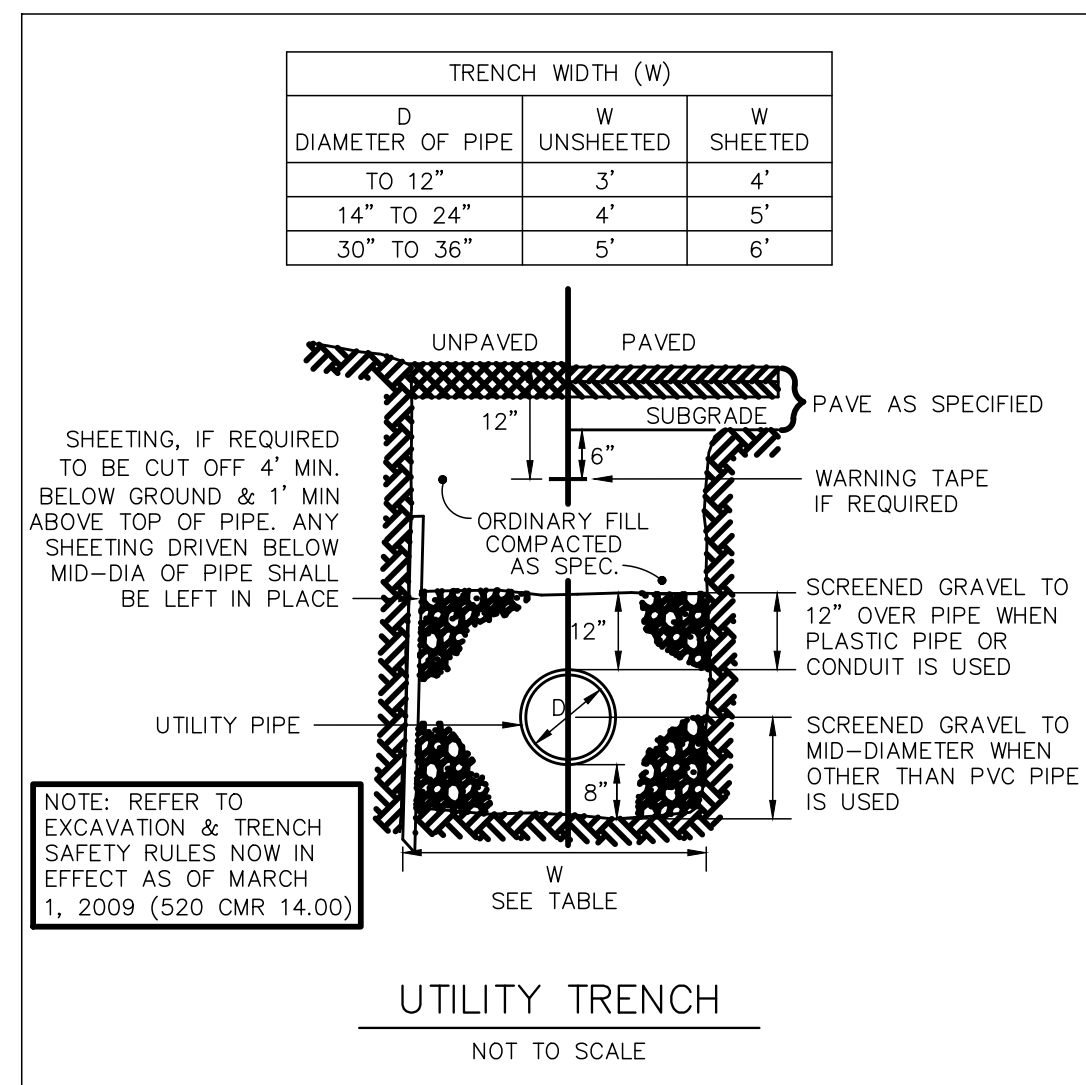
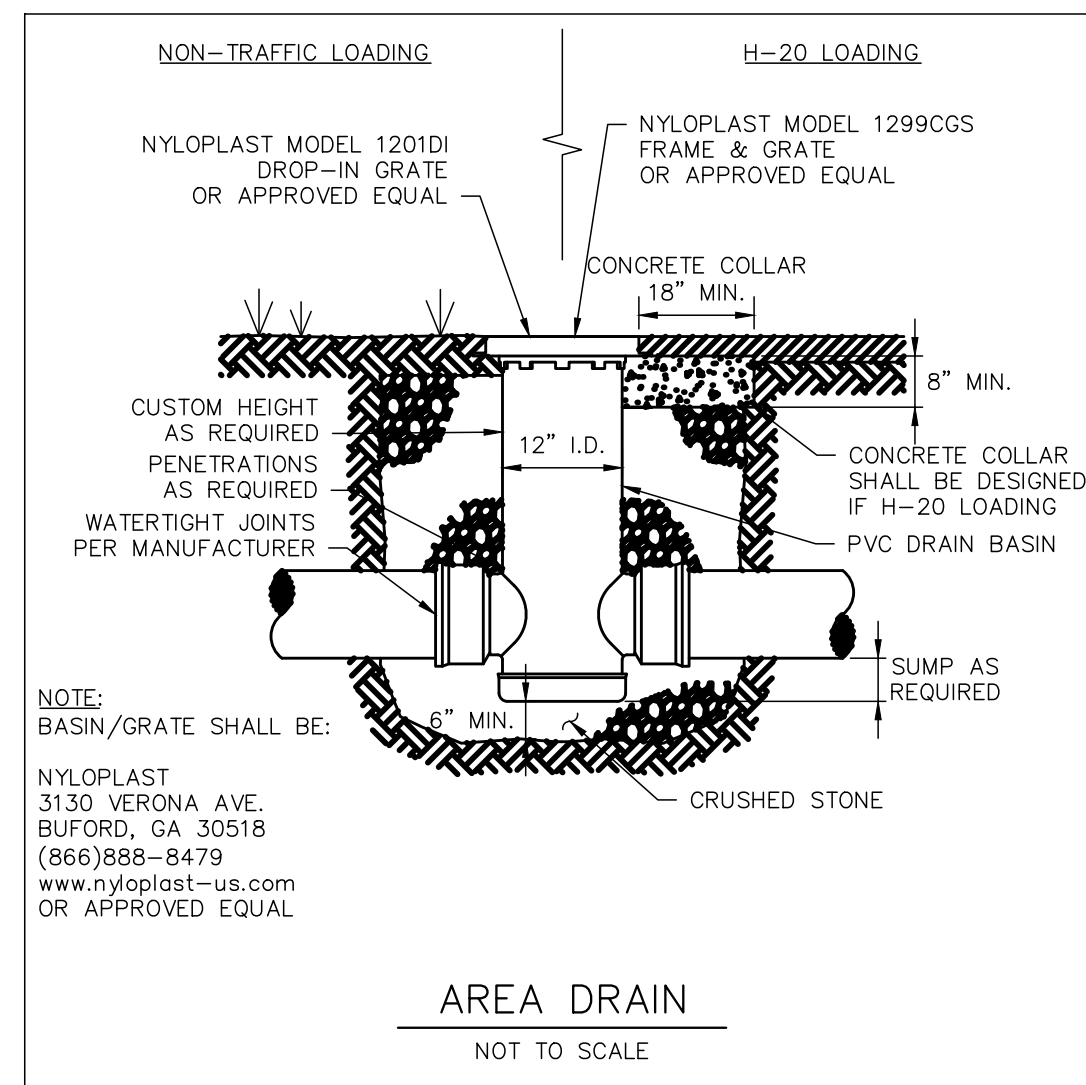
C9.0

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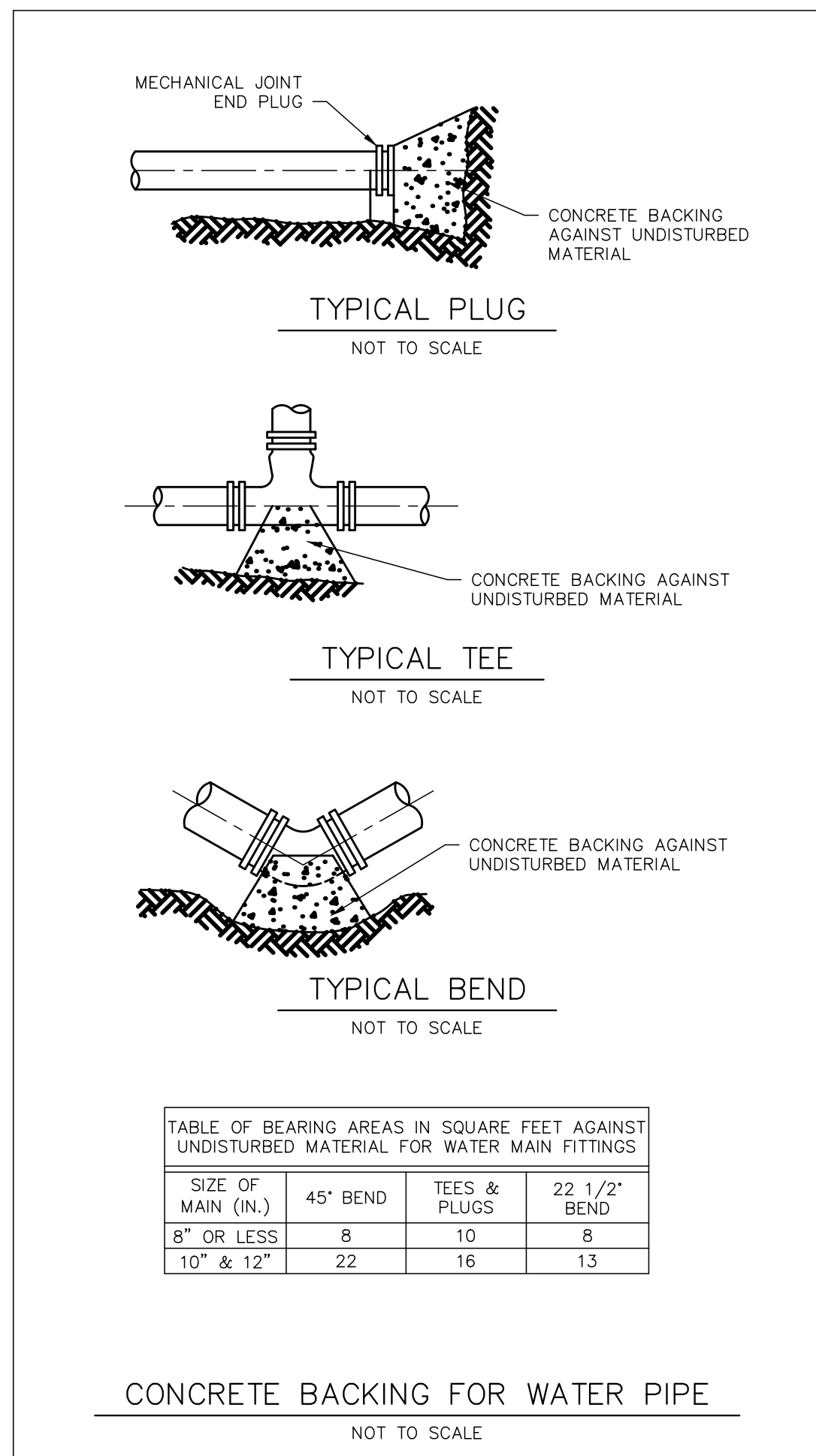
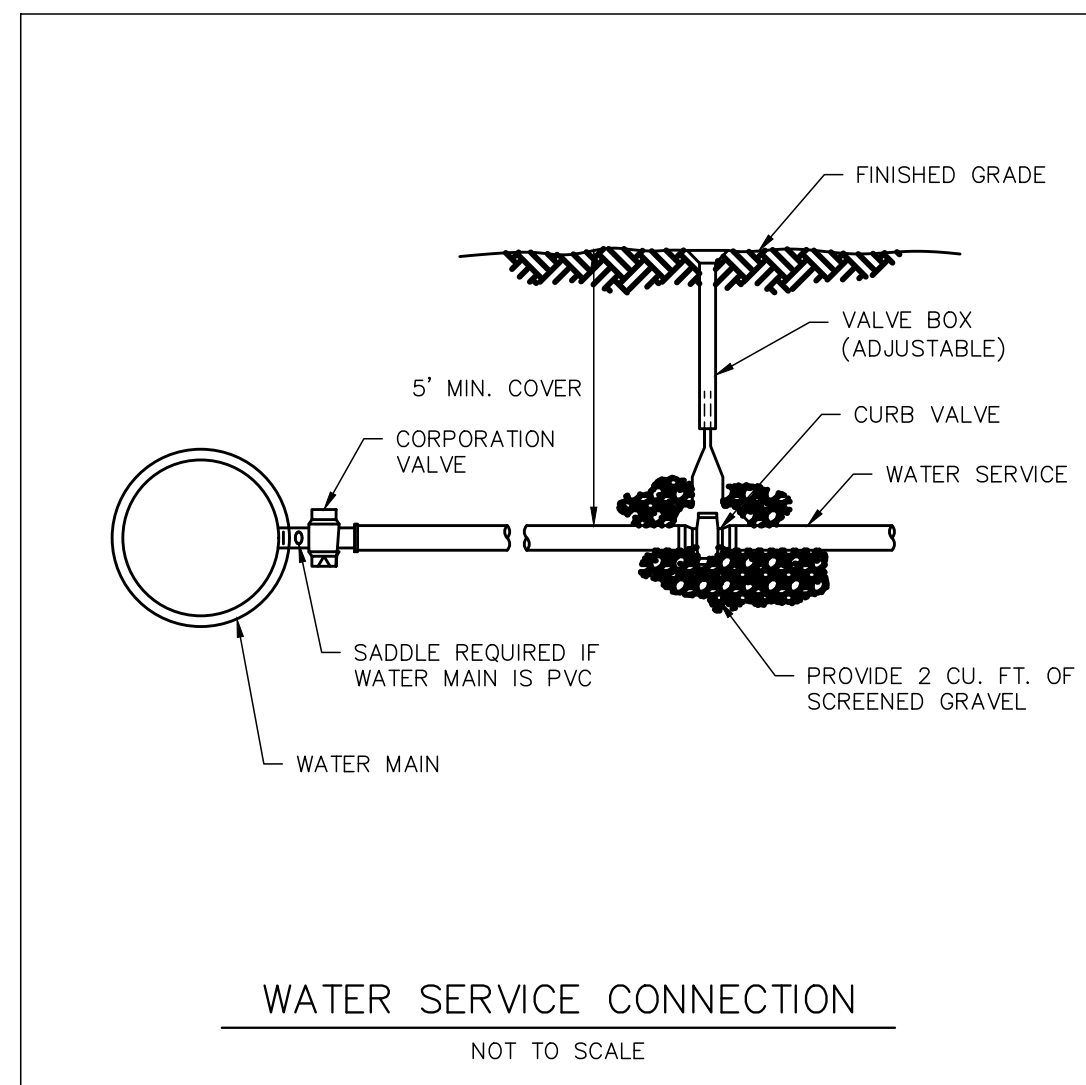
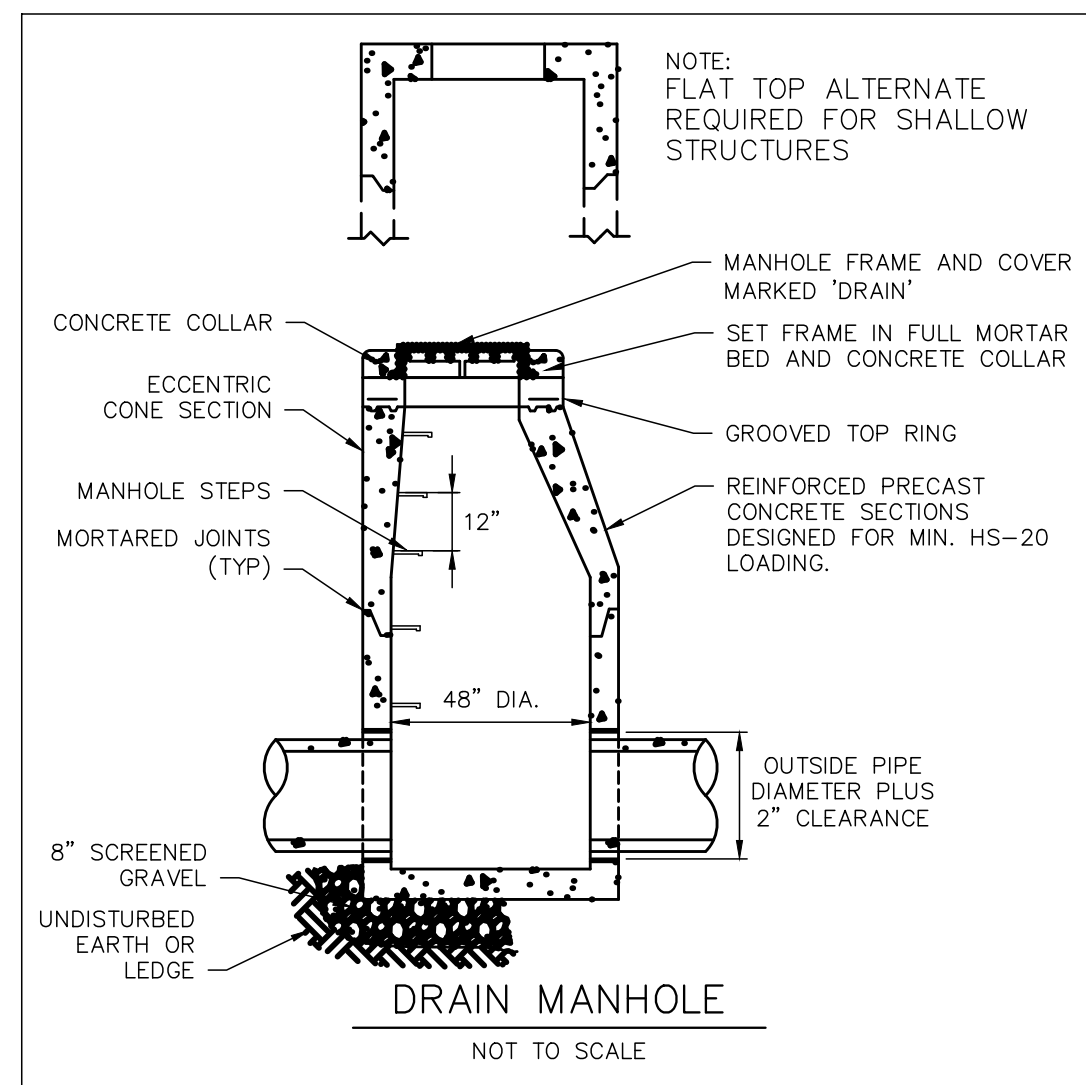
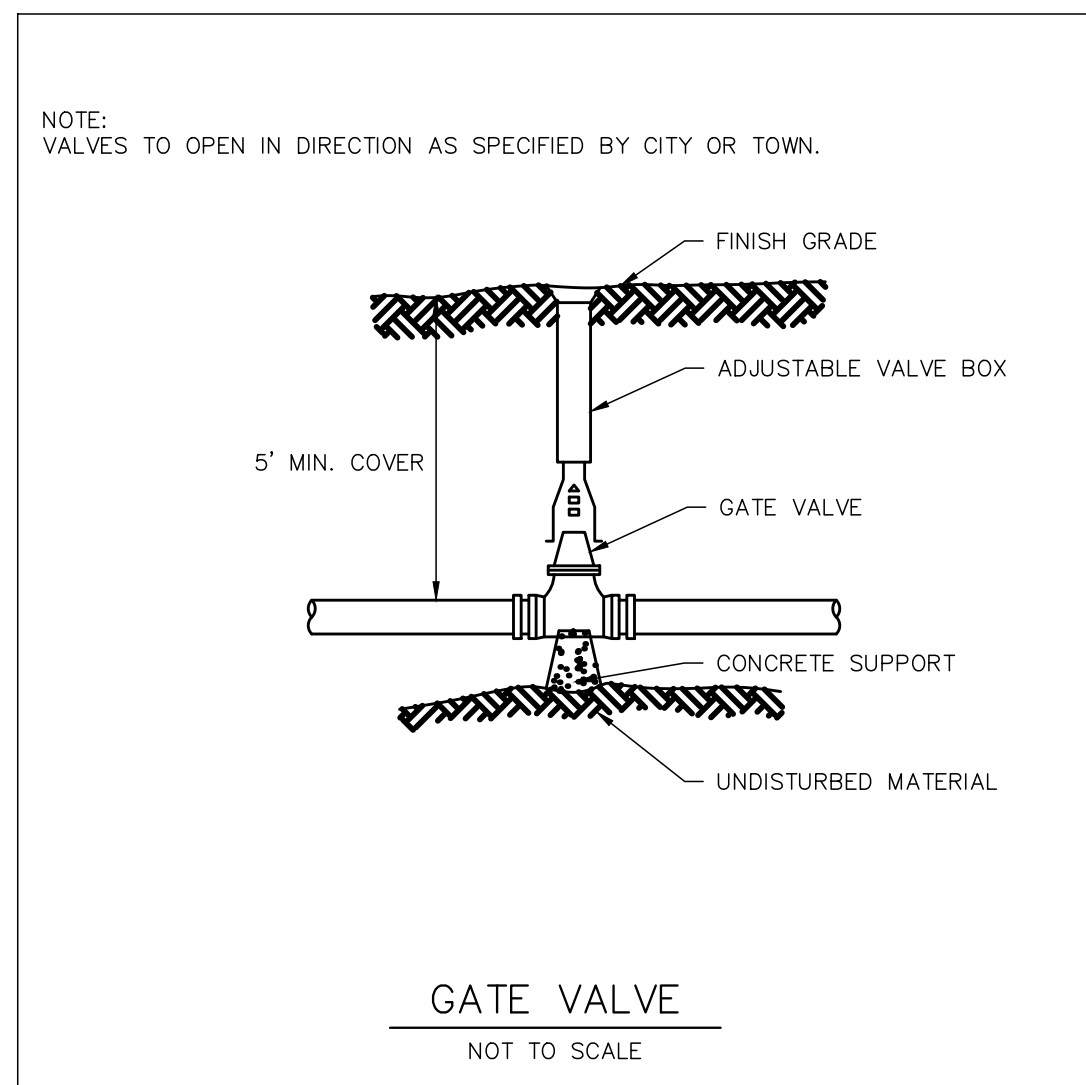
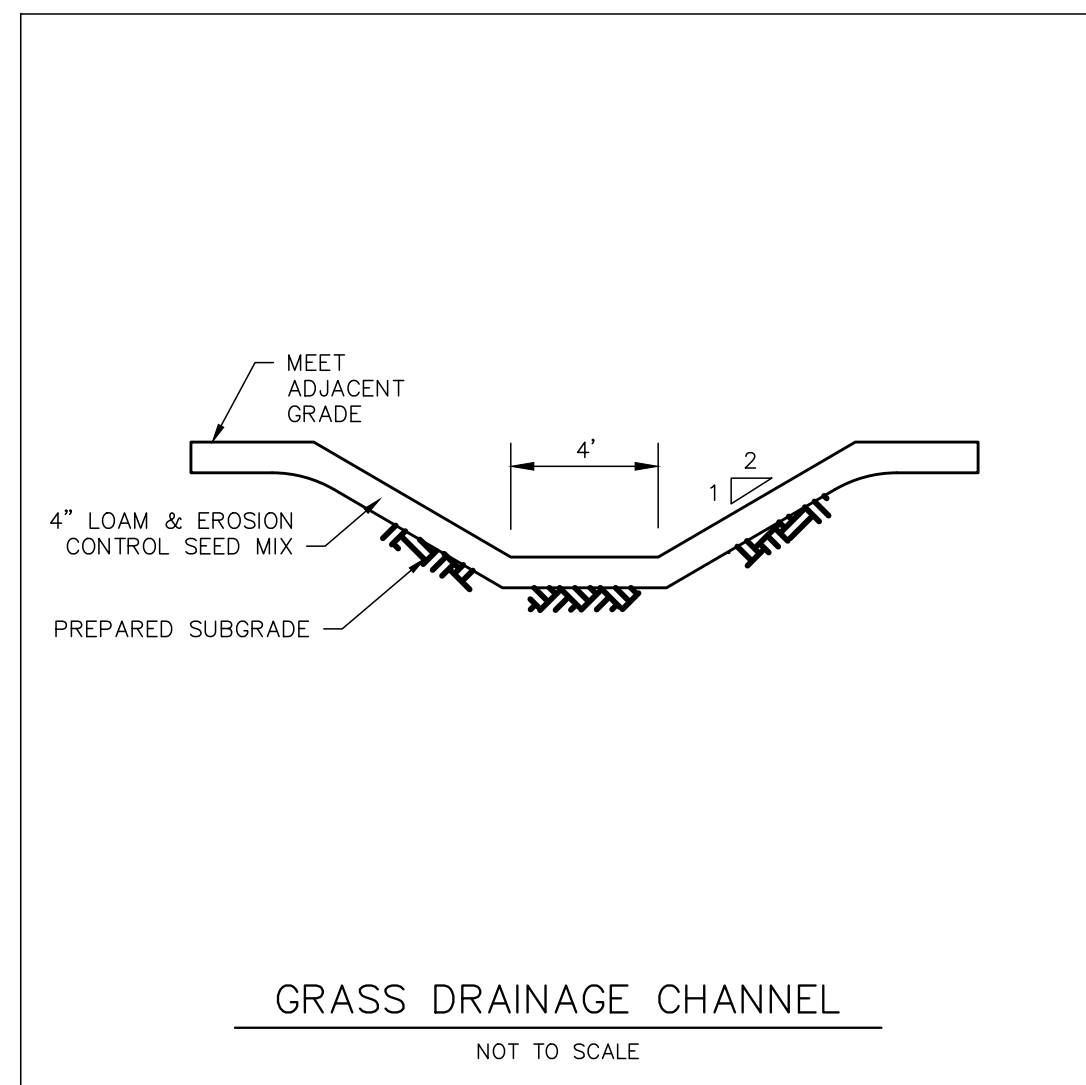
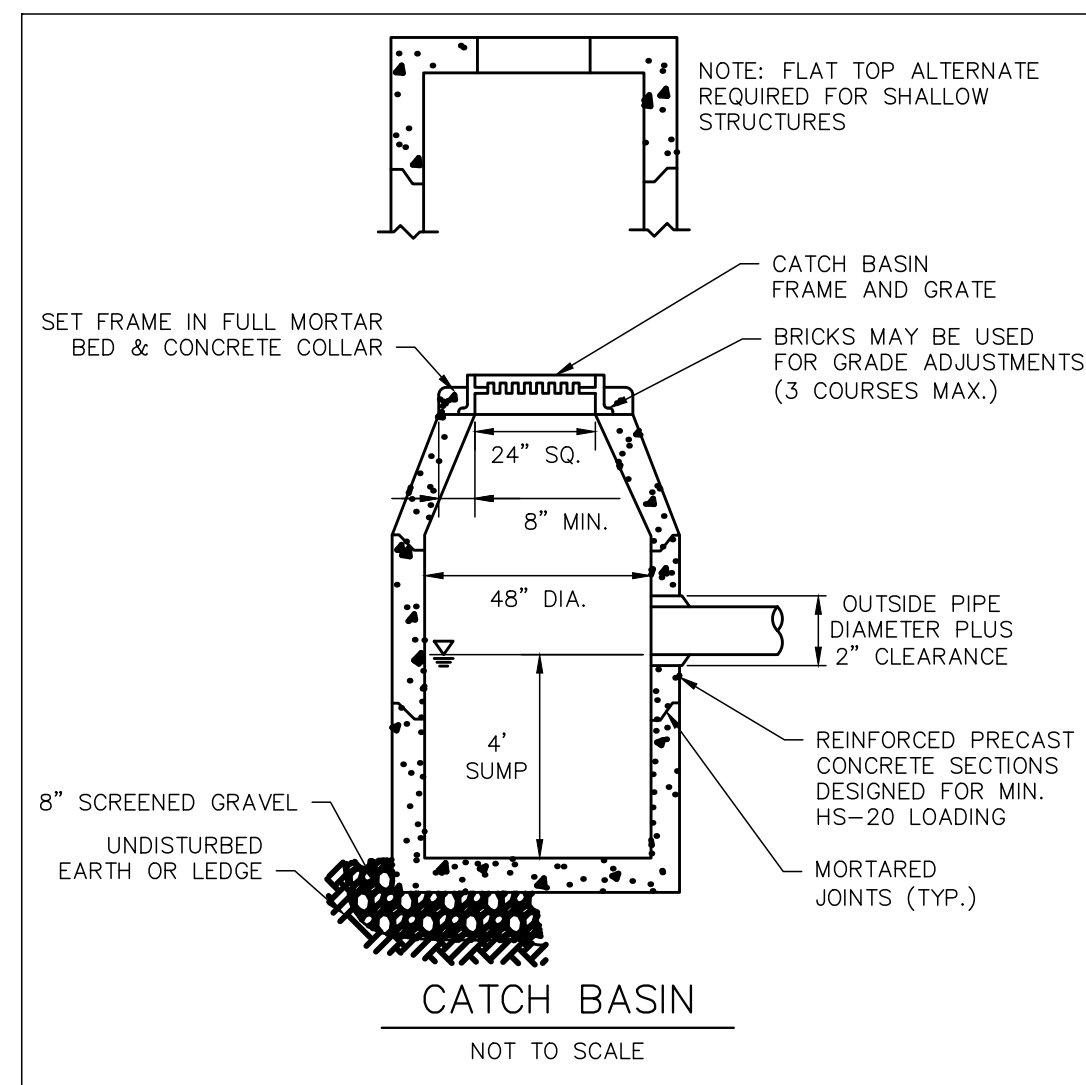
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COMMONWEALTH OF MASSACHUSETTS
MATTHEW COTE
CIVIL ENGINEER
No. 48629
11/19/21

PREPARED BY:
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SCALE: AS SHOWN DATE: NOVEMBER 19, 2021

SITE DETAILS

B+T JOB NO. 1833.109
B+T PLAN NO. 1833109P620-004
C9.1

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PREPARED FOR:

A.D. MAKEPEACE COMPANY

158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:

A.D. MAKEPEACE COMPANY

1408/69
1627/366
1832/119
ASSESSOR'S MAPS-LOTS
115-1015 (67 THONET ROAD)
115-1016 (0 PARKER MILL POND)
115-1024 (OFF 2586 CRANBERRY HIGHWAY)

SHEET INDEX



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CO-SURVEYOR:

NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST., SUITE 302
EASTHAMPTON, MA 01027
(413) 203-5144

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	ISSUE DATE DESCRIPTION		
AMH	FDW	MC	MC
DES	DWN	CHK'D	APP'D

PROJECT:

DEFINITIVE SUBDIVISION PLAN OF

27 CHARGE POND ROAD
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: AS SHOWN DATE: NOVEMBER 19, 2021

SITE DETAILS

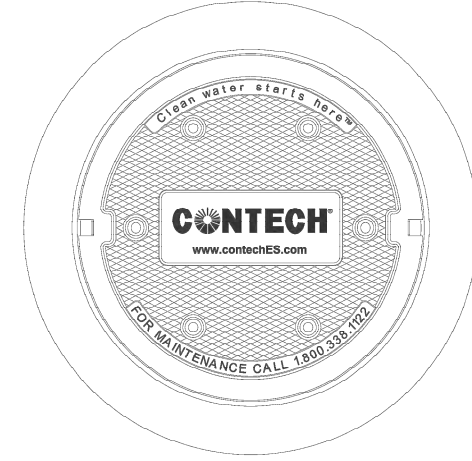
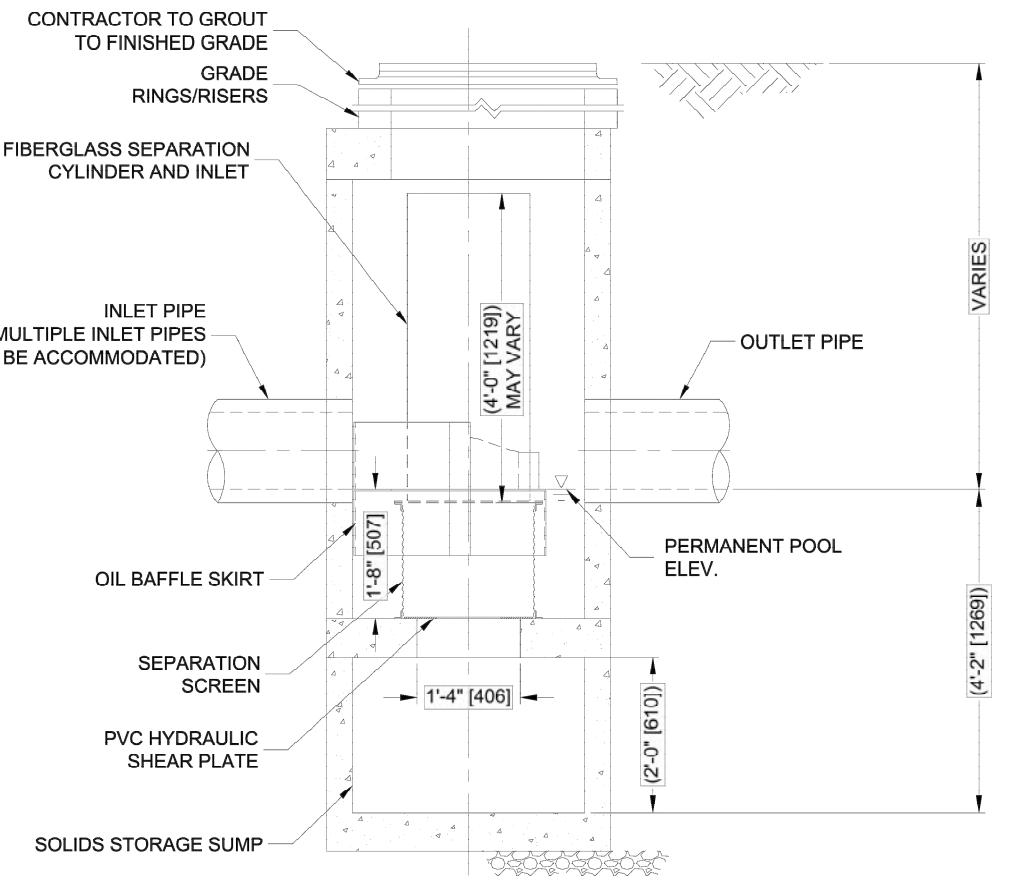
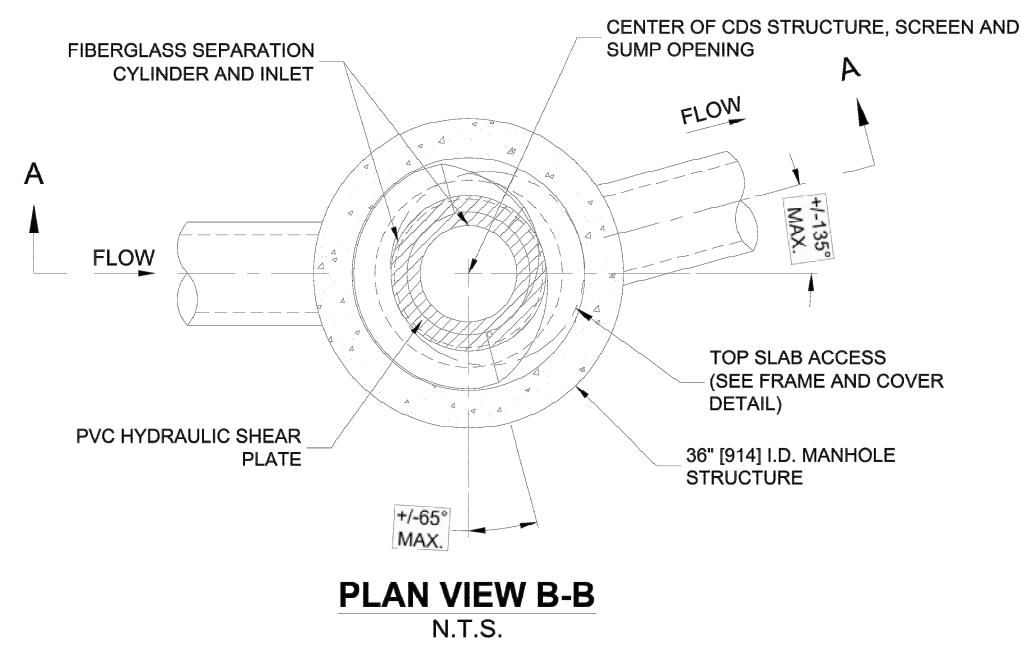
B+T JOB NO. 1833.109

B+T PLAN NO.
1833109P620-005

C9.2

CDS1515-3-C DESIGN NOTES

CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)	*		
PEAK FLOW RATE (CFS OR L/s)	*		
RETURN PERIOD OF PEAK FLOW (YRS)	*		
SCREEN APERTURE (2400 OR 4700)	*		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION	*		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2", AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M198 AND BE CAST WITH THE CONTECH LOGO.
- IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



CDS1515-3-C
ONLINE CDS
STANDARD DETAIL

WQS-1
NOT TO SCALE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
WAREHAM PLANNING BOARD:

.....

.....

.....

.....

.....

DATE APPROVED:

DATE ENDORSED:

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE PLANNING BOARD WAS RECEIVED AND RECORDED AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

WAREHAM TOWN CLERK:

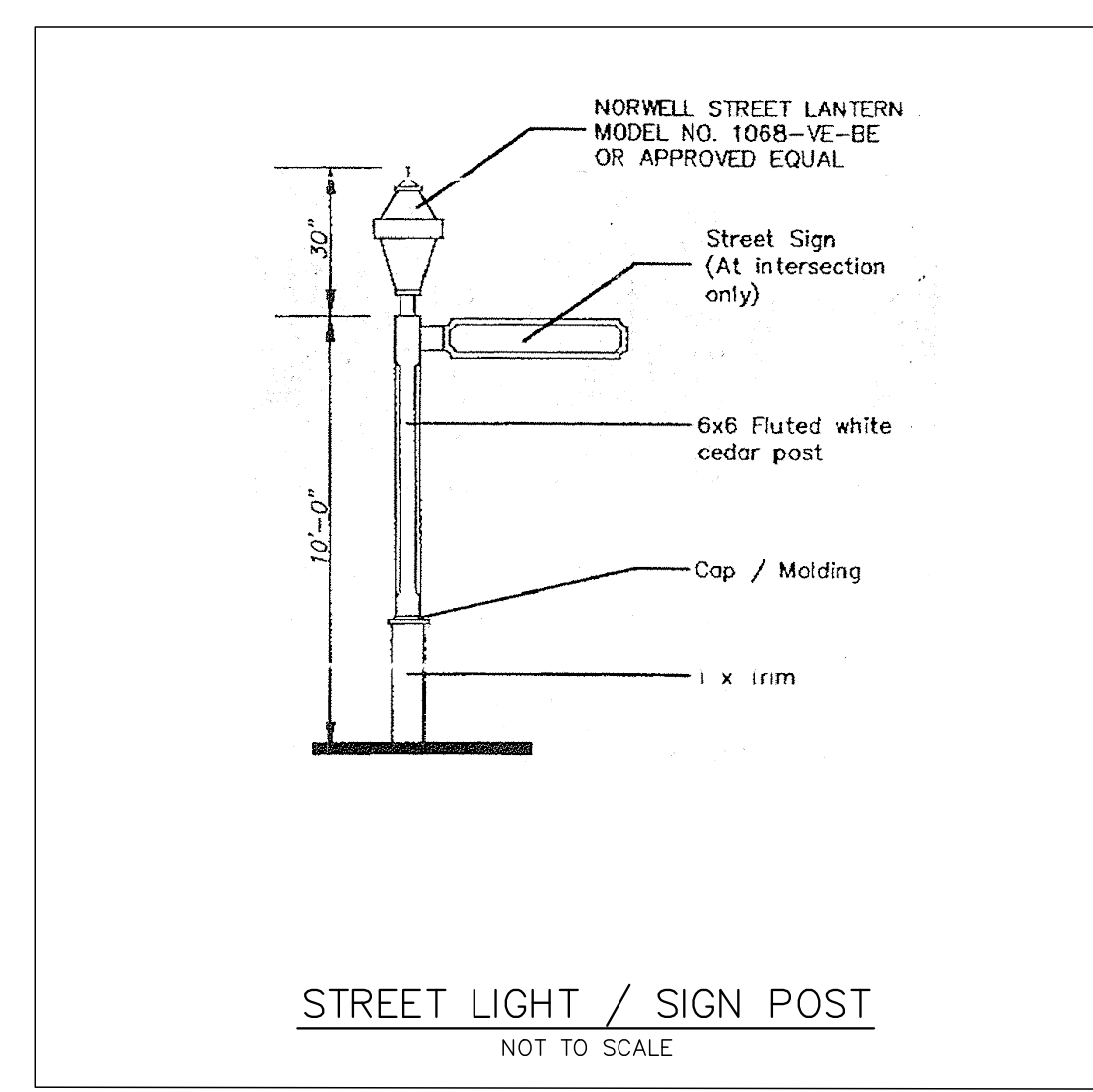
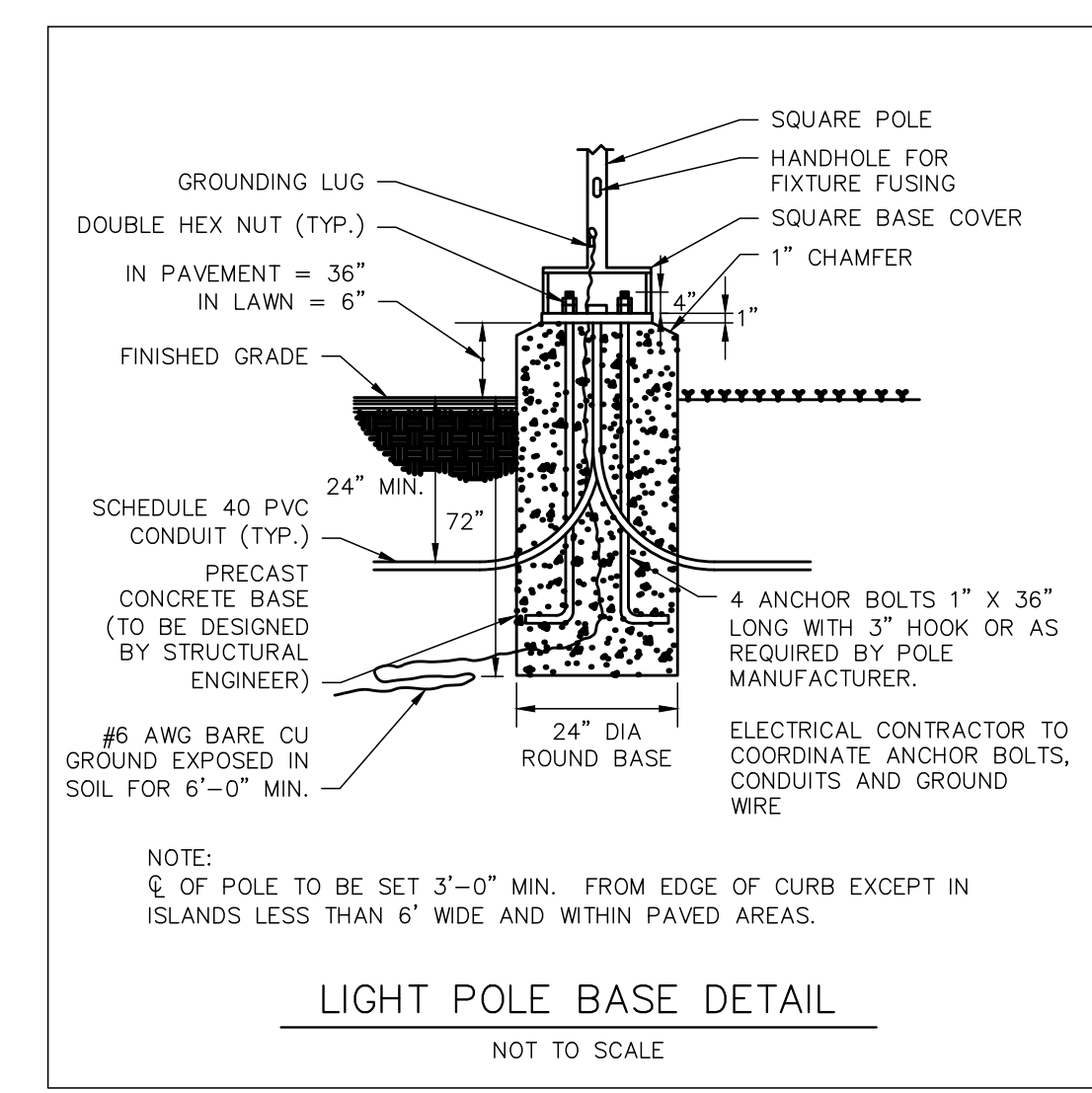
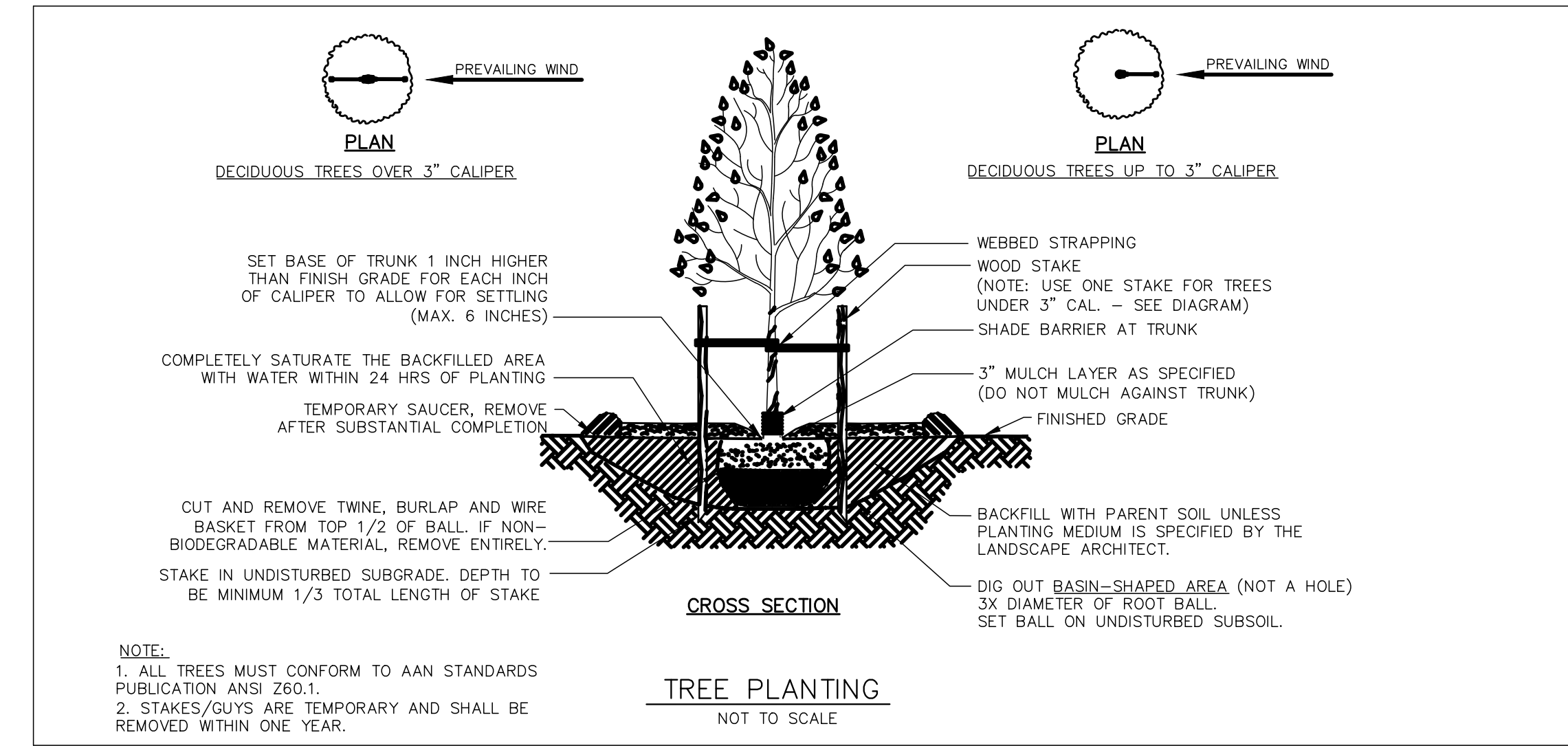
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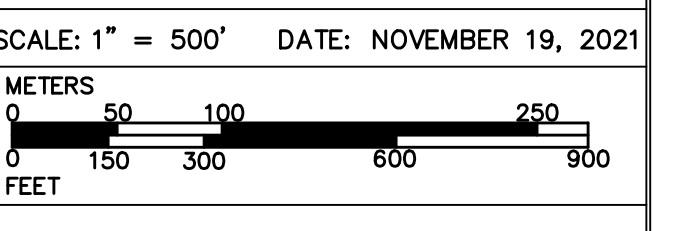
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AERIAL EXHIBIT PLAN

B+T JOB NO. 1833.109
 B+T PLAN NO. 1833109P620-006 **C10.0**