

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

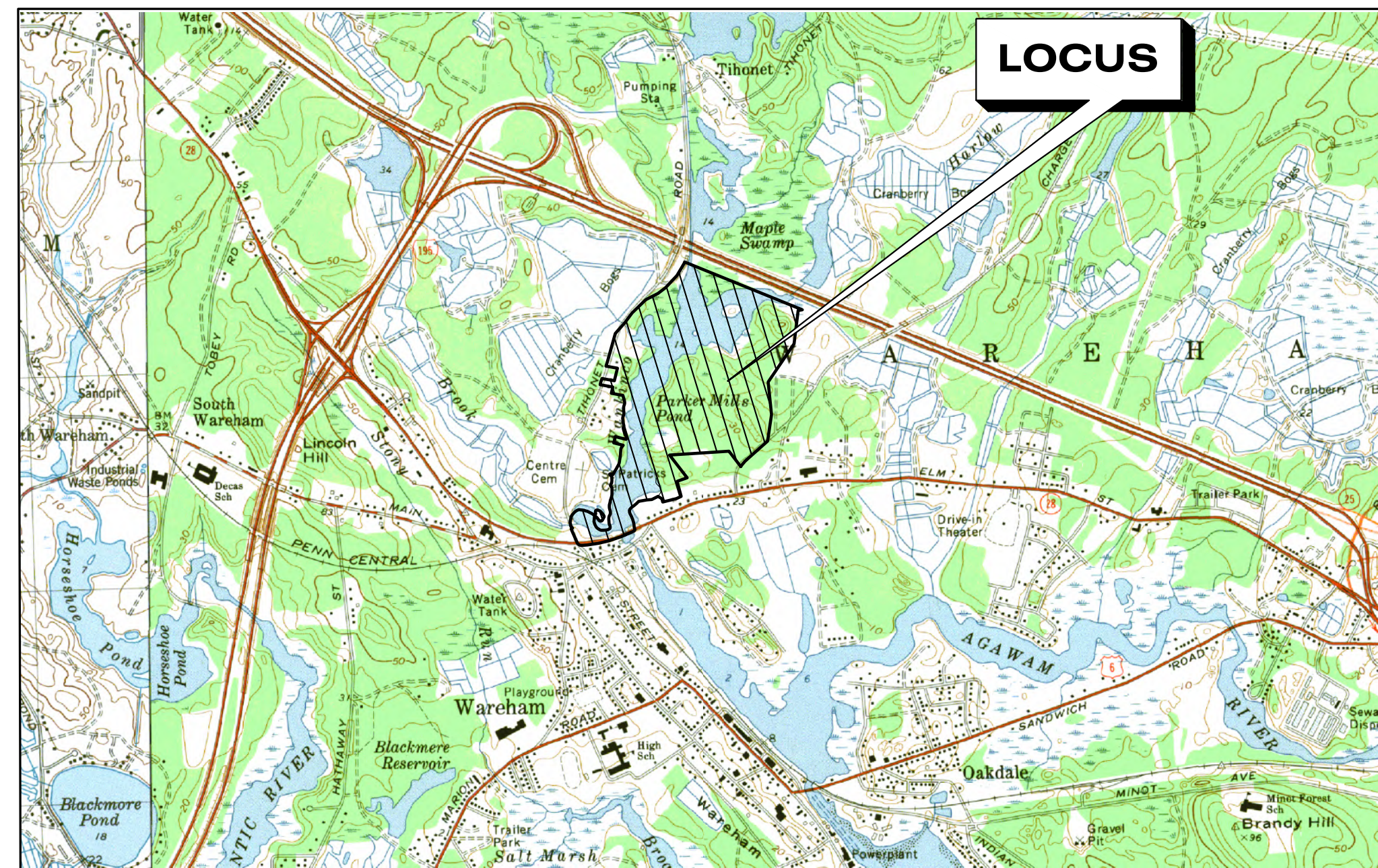
BEALS AND THOMAS, INC.
 32 COURT STREET
 PLYMOUTH, MASSACHUSETTS 02360
 (508)-366-0560

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

NOTE:
 NO DEFINITIVE SUBDIVISION
 WAIVERS BEING REQUESTED.



Locus Map
 Scale: 1" = 2,000'



Date: November 19, 2021

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

.....

 DATE APPROVED:
 DATE ENDORSED:

SHEET INDEX

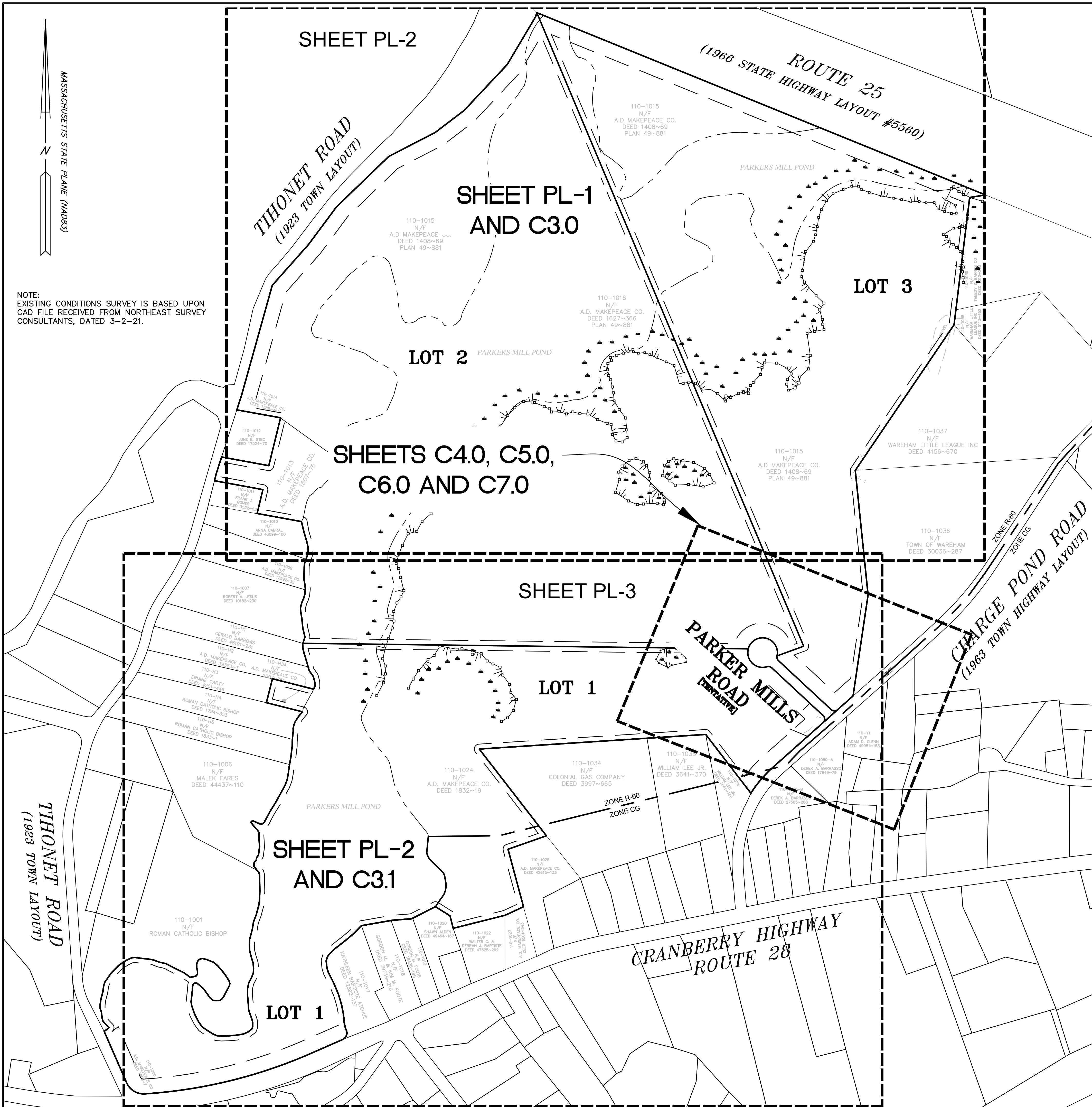
	Cover Sheet
C1.0	Notes, References and Legend
C2.0	Index Plan
PL-1 - PL-3	Lotting Plan
TP-1 - TP-3	Topographic Plan (by others)
C4.0	Site Preparation and Erosion Control Plan
C5.0	Layout and Materials Plan
C6.0	Grading, Drainage and Utility Plan
C7.0	Landscape and Lighting Plan
C8.0	Roadway Plan and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



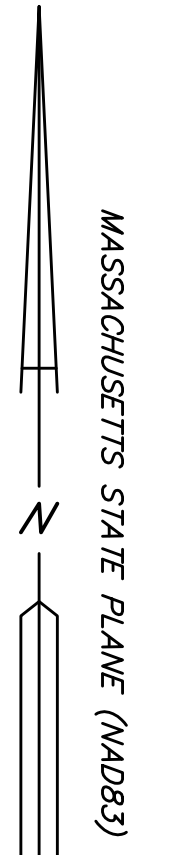
Job No.: 1833.109
 Plan No.: 1833109P620-001
 Sheet 1 of 18

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:

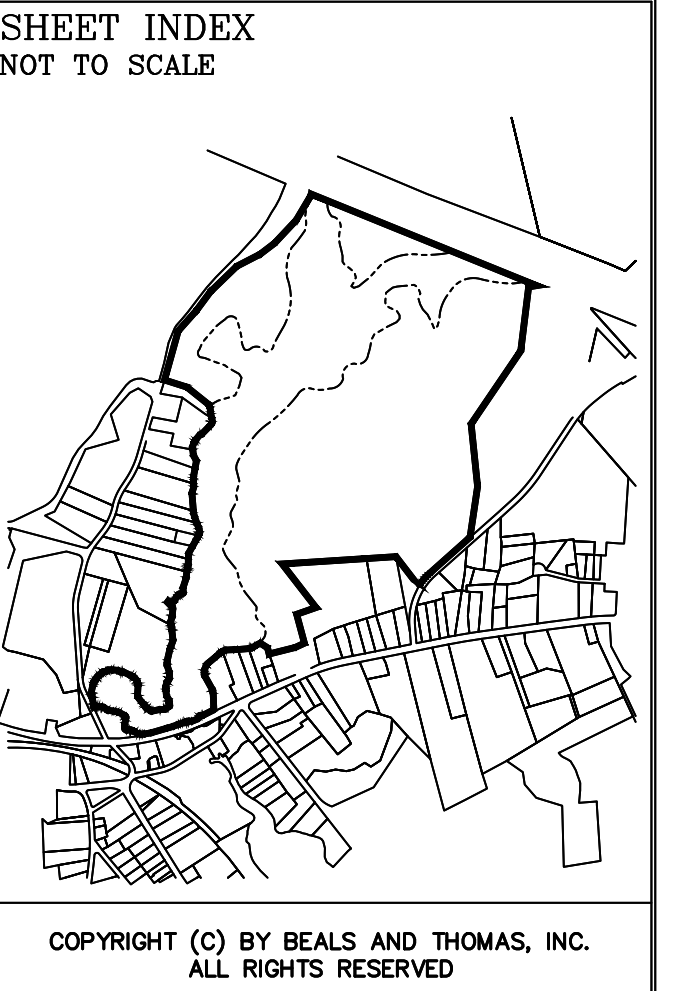


NOTE:
EXISTING CONDITIONS SURVEY IS BASED UPON
CAD FILE RECEIVED FROM NORTHEAST SURVEY
CONSULTANTS, DATED 3-2-21.



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)



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED:
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WAREHAM TOWN CLERK:

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.
BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR
PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR
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INVALID AND UNUSABLE.

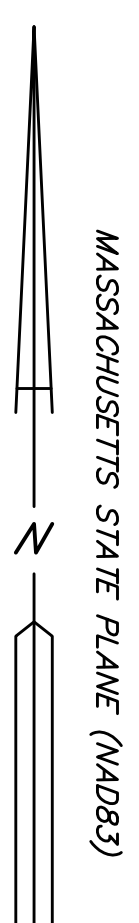
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BEALS + THOMAS
BEALS AND THOMAS, INC.
32 Court Street
Plymouth, Massachusetts 02360-3866
T 508.746.3288 | www.bealsandthomas.com
CO-SURVEYOR:
NORTHEAST
SURVEY
CONSULTANTS
116 PLEASANT ST. SUITE 302
EASTHAMPTON, MA 01027
(413) 203-5144

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

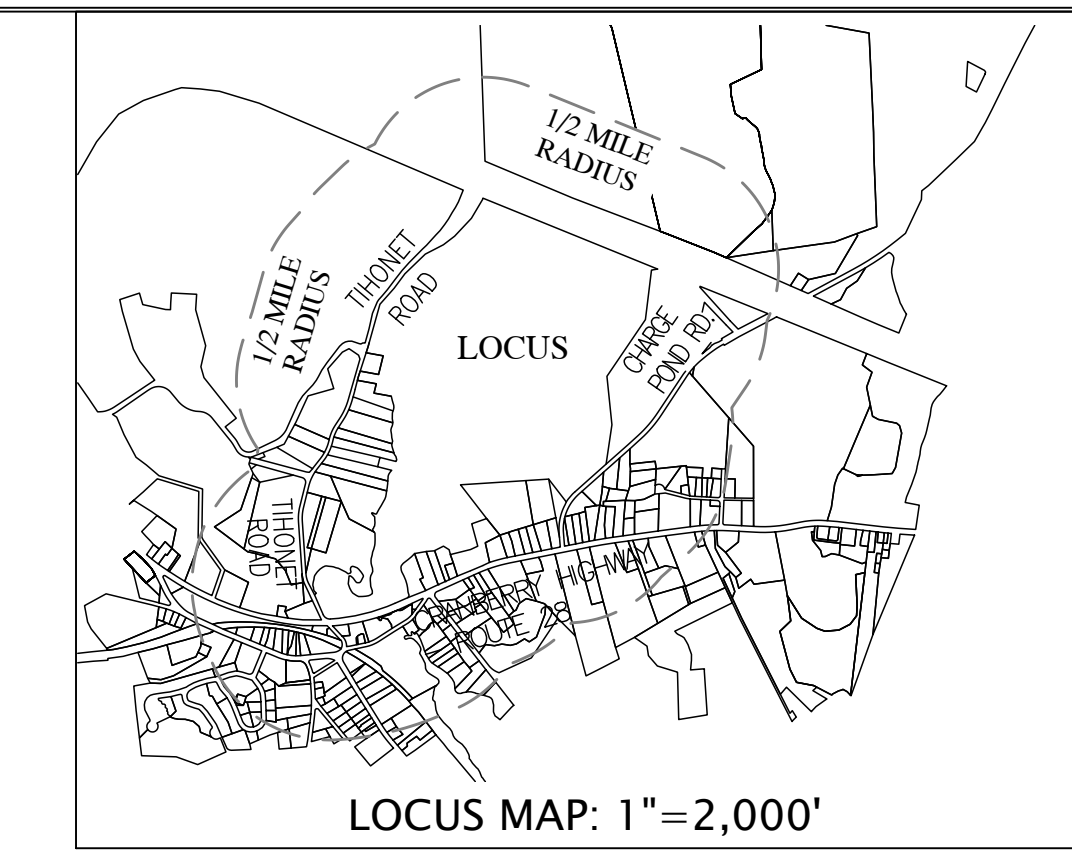
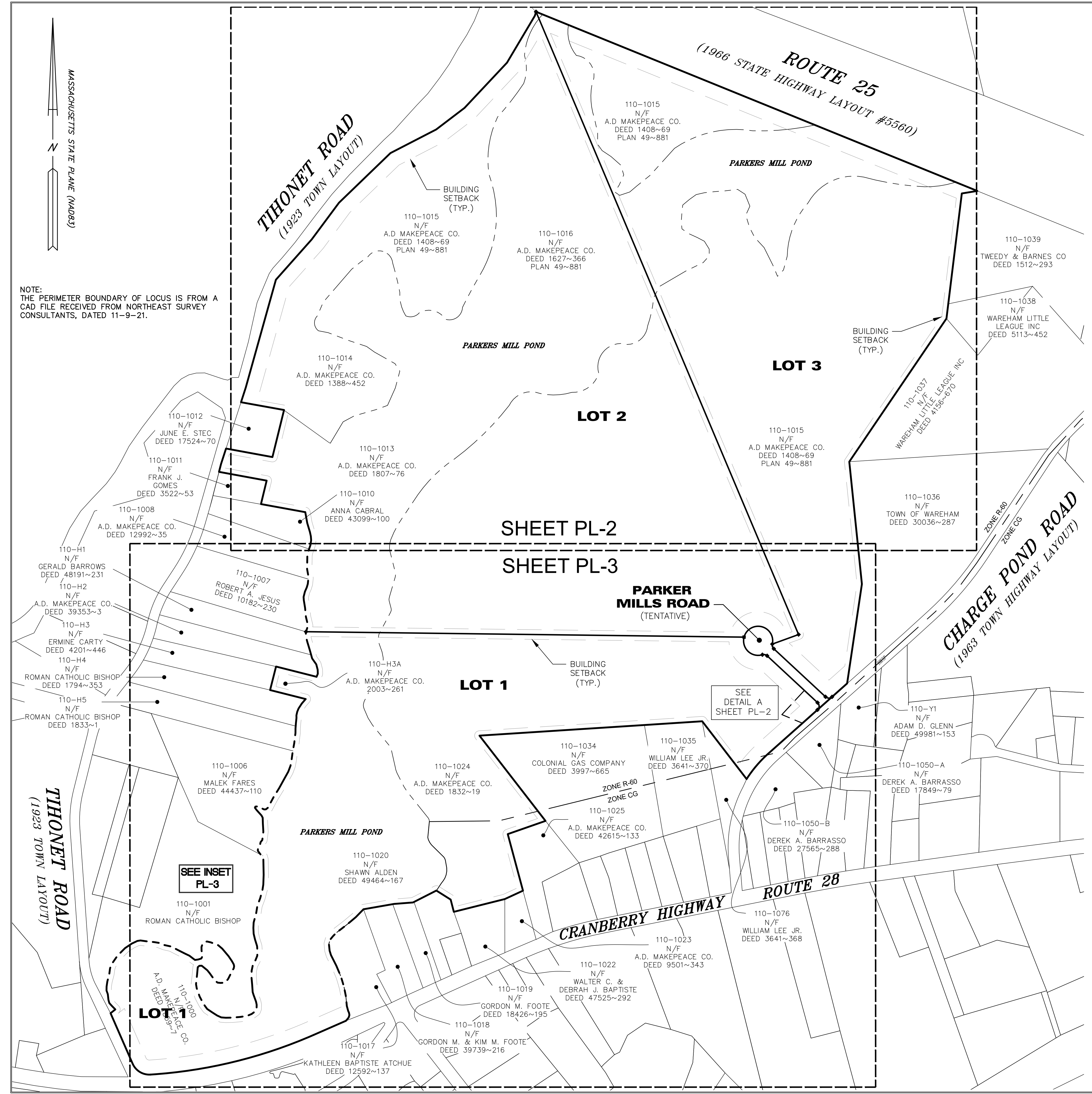
PROJECT:
**DEFINITIVE SUBDIVISION
PLAN OF
27 CHARGE POND ROAD**
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: NOVEMBER 19, 2021
METERS
0 20 50 100 150
FEET
0 100 200 400 600

INDEX PLAN
B+T JOB NO. 1833.109
B+T PLAN NO. 1833109P623A-001 **C2.0**



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

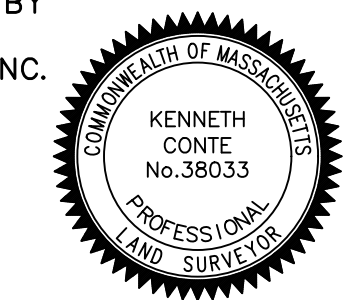
NOTE: PERIMETER BOUNDARY SURVEY PERFORMED BY NORTHEAST SURVEY CONSULTANTS. FOR NORTHEAST SURVEY CONSULTANTS.

Brian C. Franetovich
 BRIAN C. 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



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:.....

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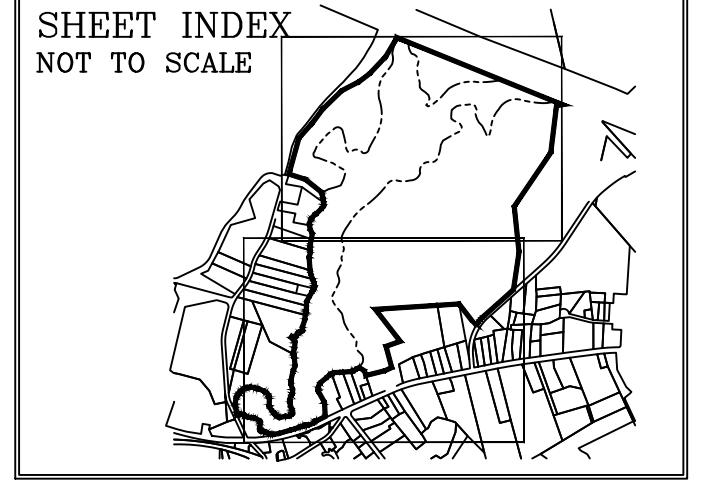
11/19/2021
 DATE *Kenneth Conte*
 KENNETH CONTE, PLS No. 38033



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
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 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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	ISSUE DATE	DESCRIPTION	
	SDR	JRA	JRA KCC
	FLD	CALC	DWN CHK'D



DEFINITIVE SUBDIVISION PLAN OF

INDEX SHEET

27 CHARGE POND ROAD
 WAREHAM, MA
 (PLYMOUTH COUNTY)

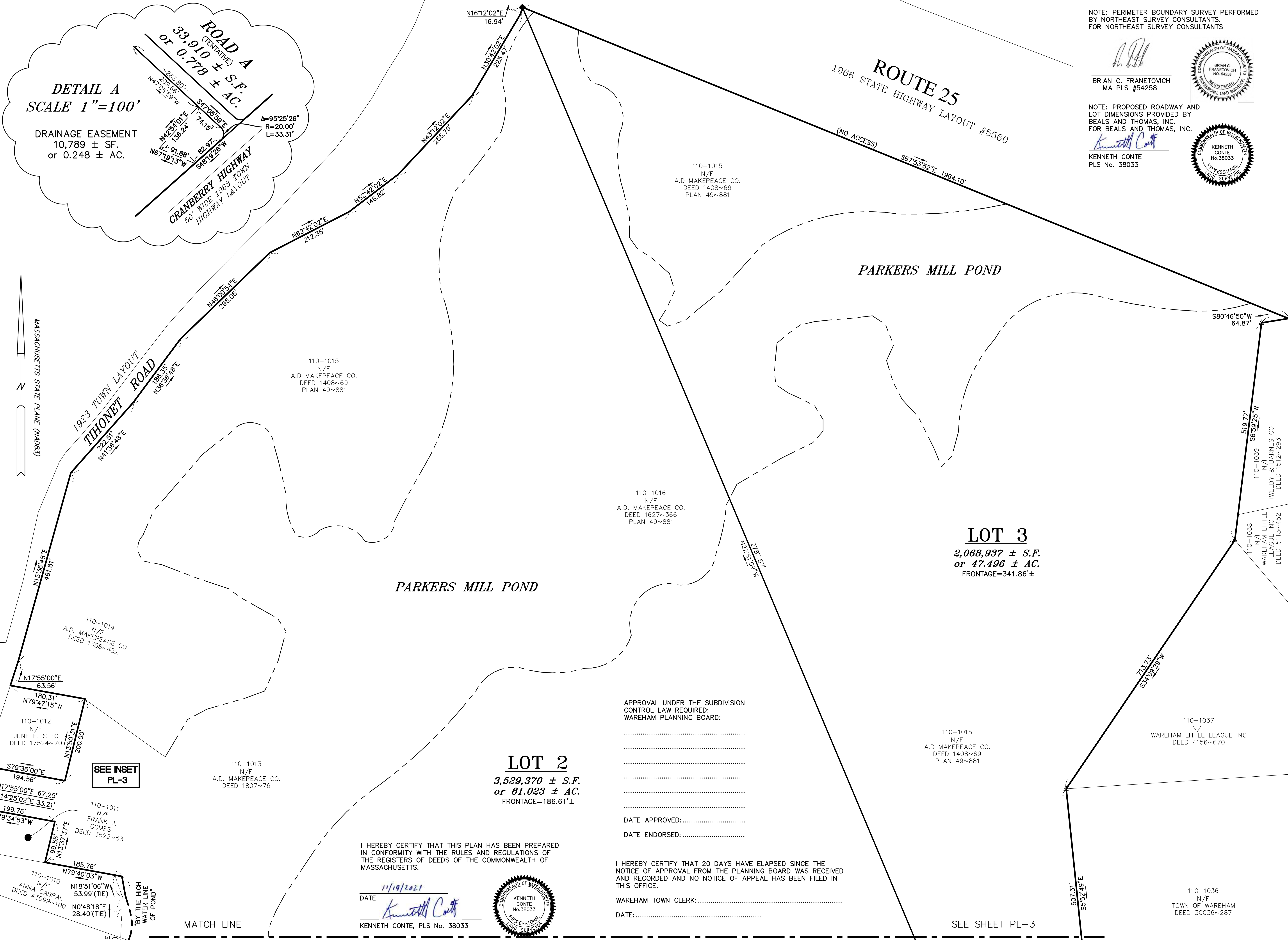
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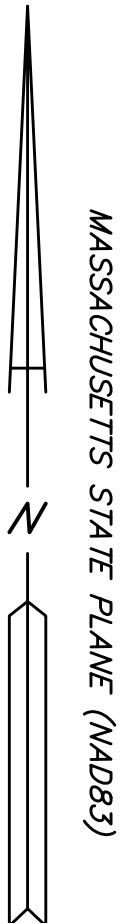
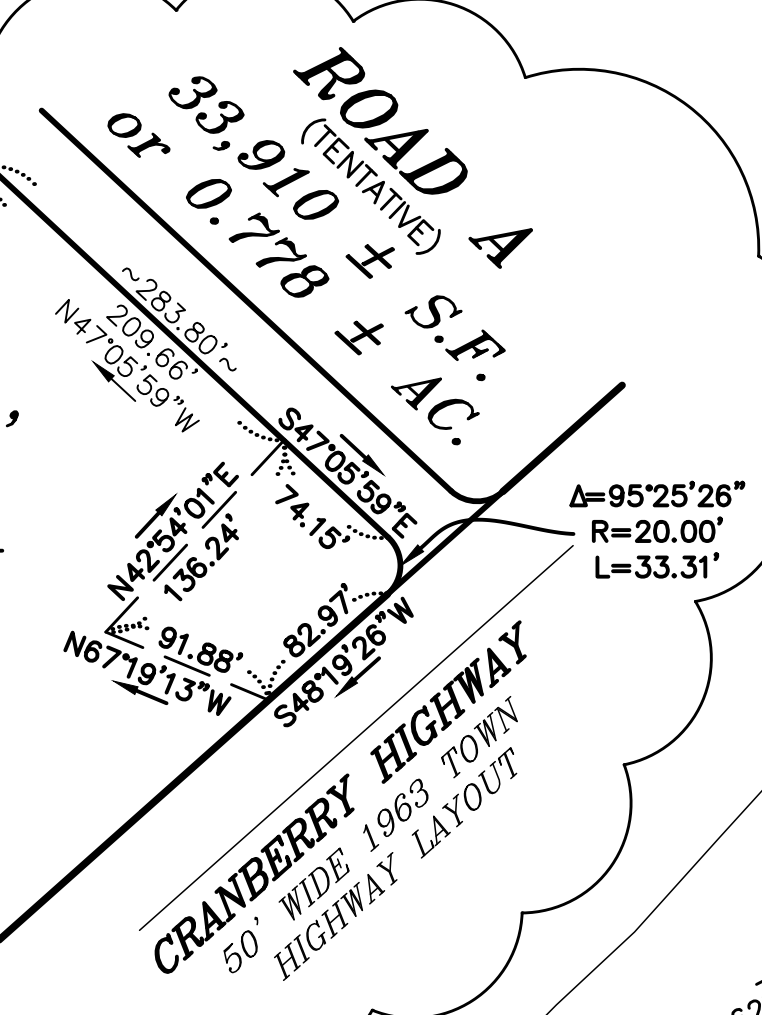
DATE: NOVEMBER 19, 2021 METERS
 0 20 50 100 150
 SCALE: 1" = 200' FEET

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



DETAIL A
SCALE 1"=100'

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



SEE INSET
PL-3

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

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



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DATE:

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.

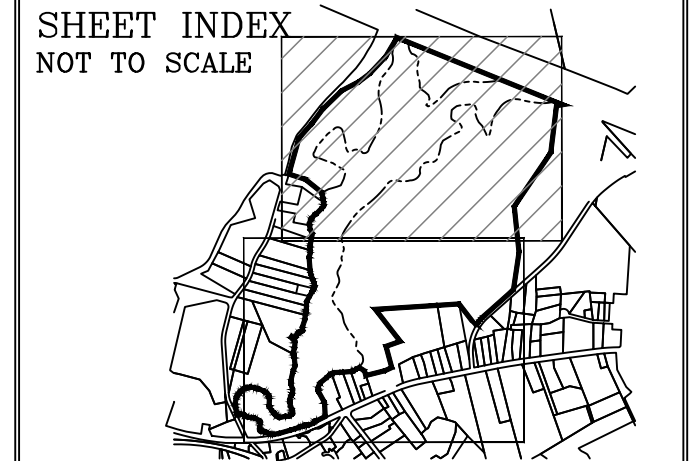
KENNETH CONTE
PLS No. 38033



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

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FLD	CALC	DWN	CHK'D



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

PREPARED BY:
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CO-SURVEYOR:
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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

PL-2

MATCH LINE SEE SHEET PL-2

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

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

BRIAN C. FRANETOVICH
MA PLS #54258



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

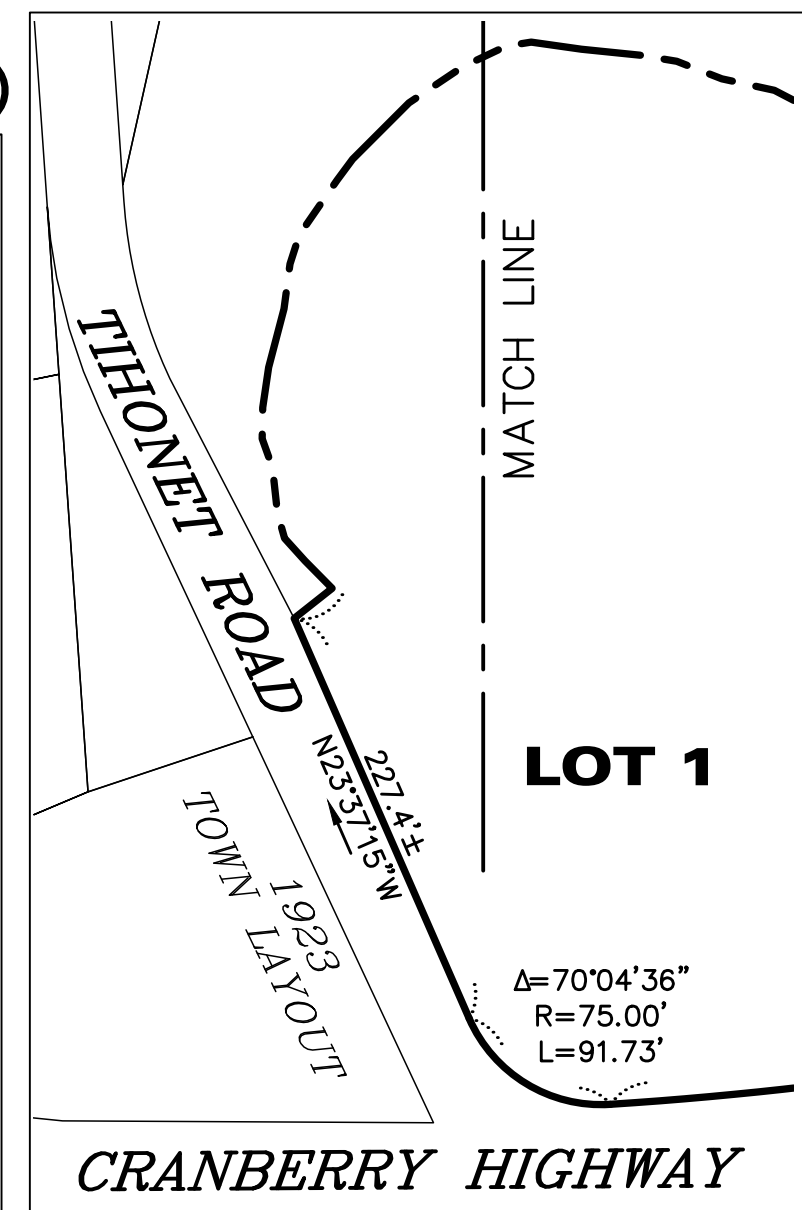
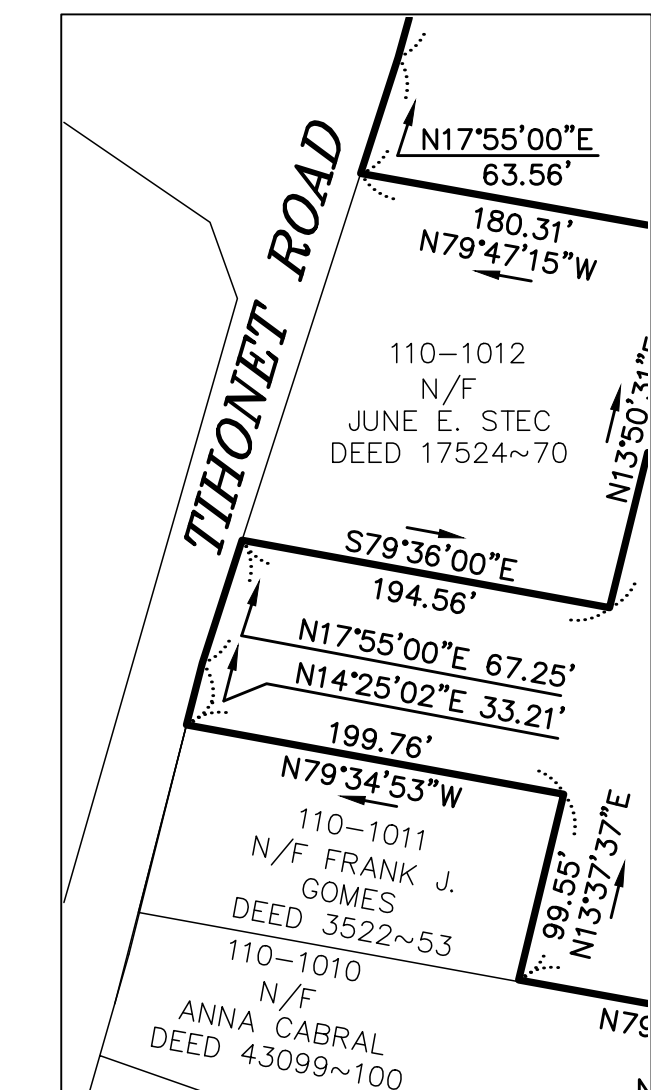
PARKERS MILL POND

CRANBERRY HIGHWAY

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

INSET (SCALE: 1'=100')

INSET (SCALE: 1'=100')



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11/19/2021

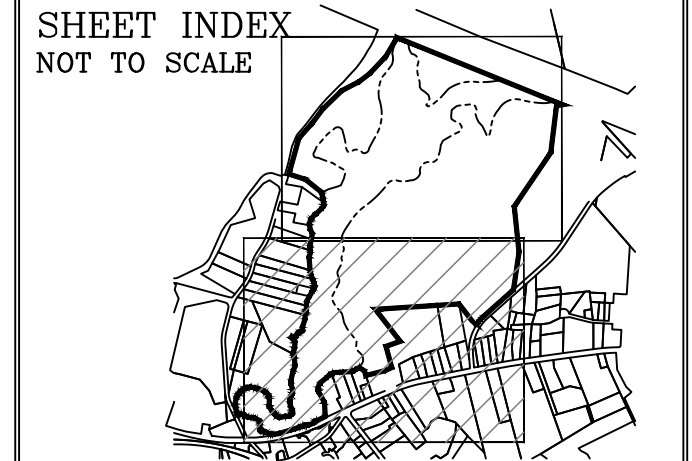
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ISSUE DATE	DESCRIPTION
SDR	JRA JRA KCC
FLD	CALC DWN CHK'D



DEFINITIVE SUBDIVISION PLAN OF

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

PREPARED BY:
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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

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
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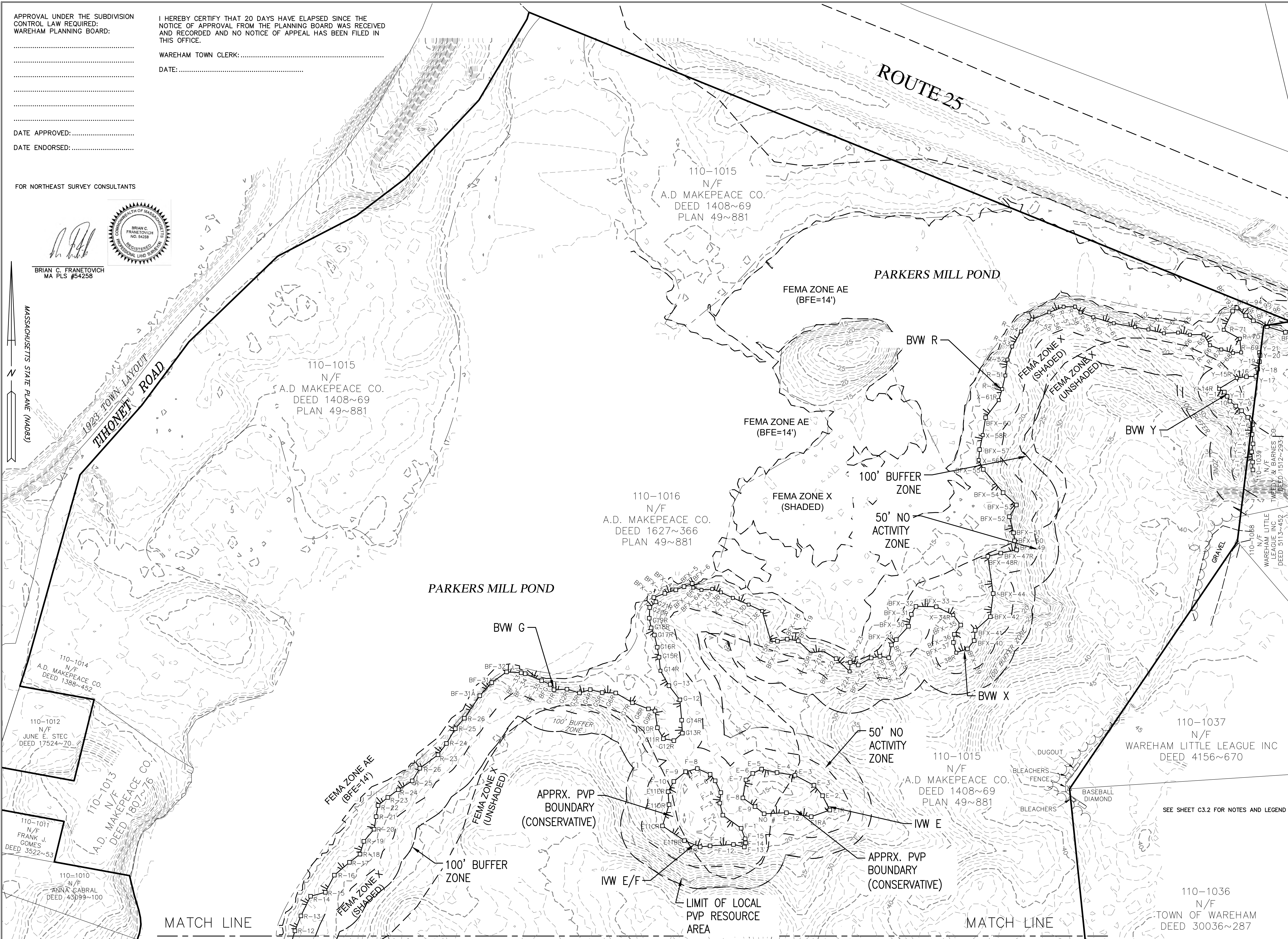
DATE:

DATE APPROVED:

DATE ENDORSED:

FOR NORTHEAST SURVEY CONSULTANTS

BRIAN C. FRANETOVICH
MA PLS #54258



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A.D. MAKEPEACE COMPANY

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

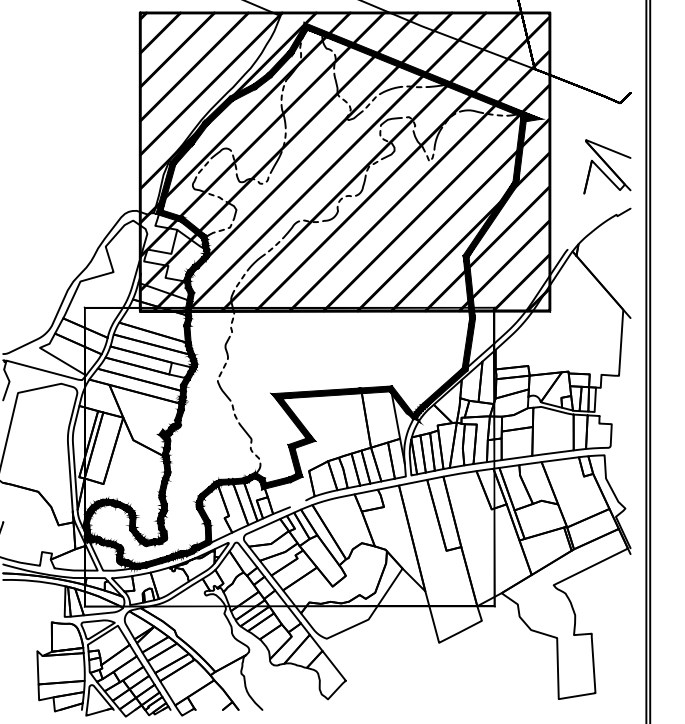
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A.D. MAKEPEACE COMPANY

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SHEET INDEX

NOT TO SCALE



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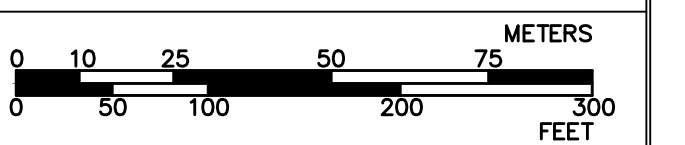
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	ISSUE DATE	DESCRIPTION	
		DWN	CHK'D
			APP'D

PROJECT:

DEFINITIVE SUBDIVISION PLAN OF

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

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

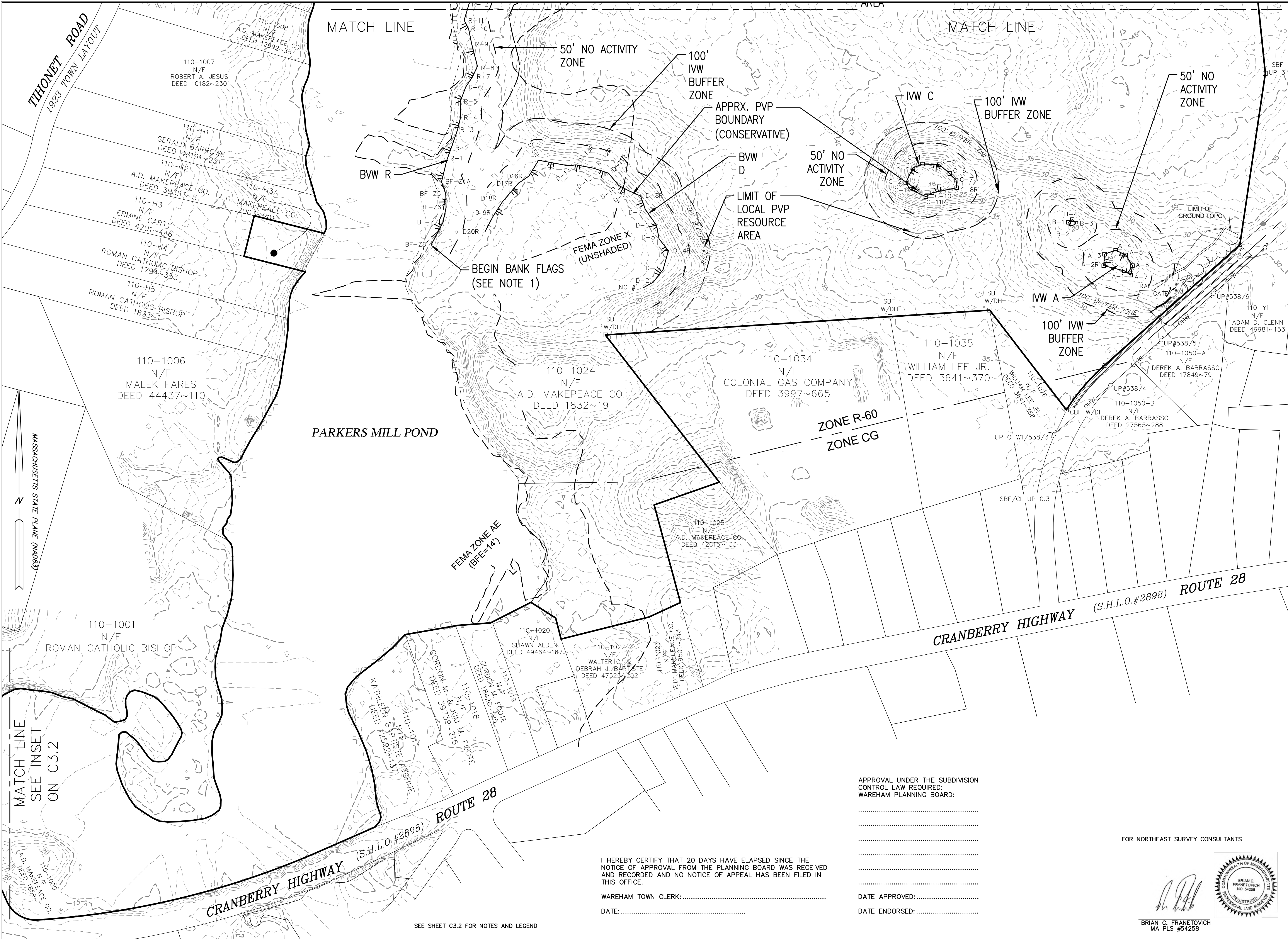


TOPOGRAPHIC PLAN

B+T JOB NO. 1833.109

PLAN NO.
1833109P622A-001

TP-1



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

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0	11/19/2021 FIRST ISSUE
	ISSUE DATE DESCRIPTION
-	DWN CHK'D APP'D

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:

.....

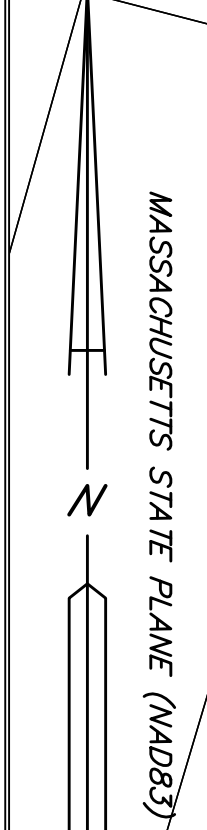
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WAREHAM TOWN CLERK:.....
 DATE:.....

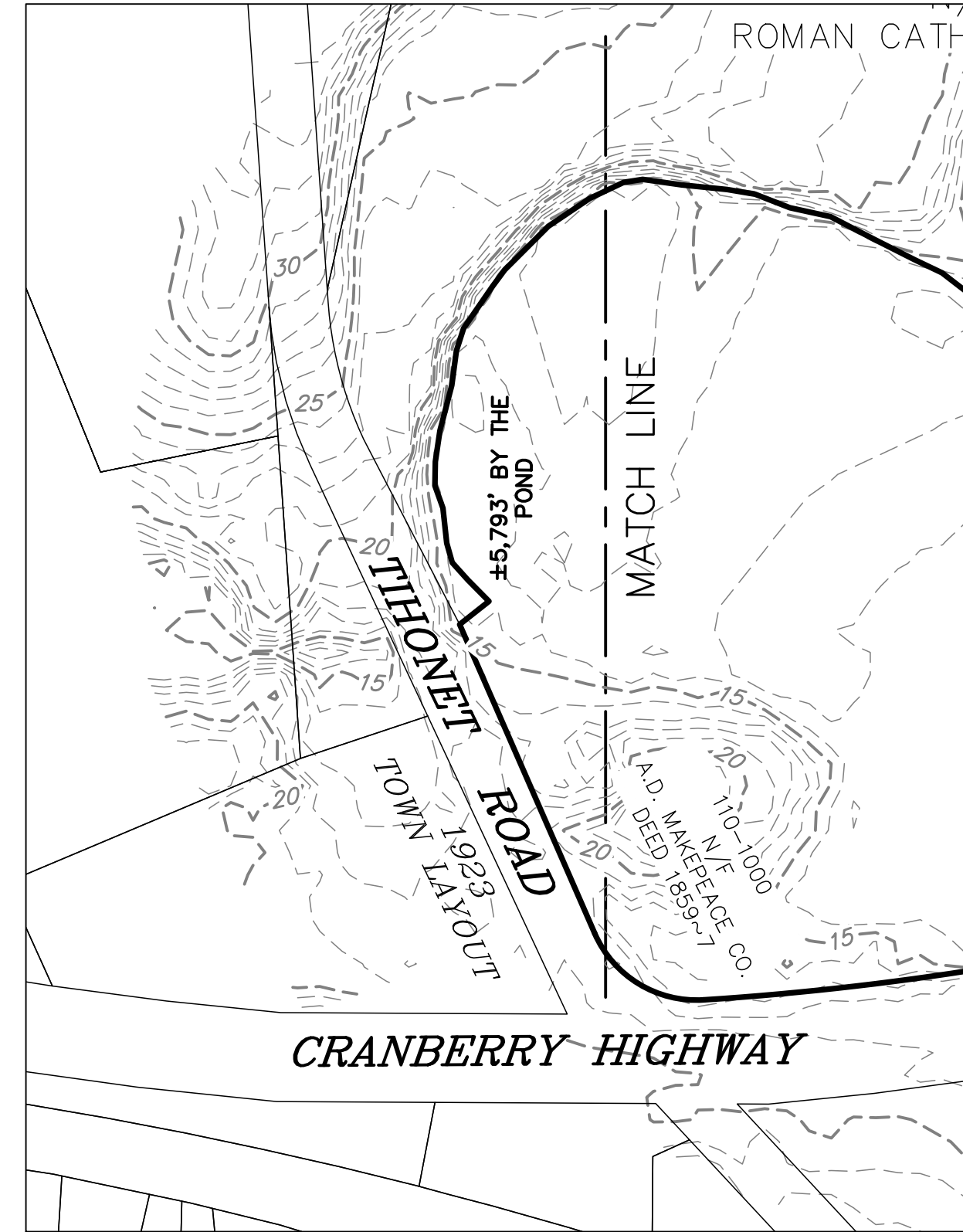
FOR NORTHEAST SURVEY CONSULTANTS

[Signature]
 BRIAN C. FRANETOVICH
 MA PLS #54258



MATCH LINE
 SEE INSET
 ON C3.2

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:

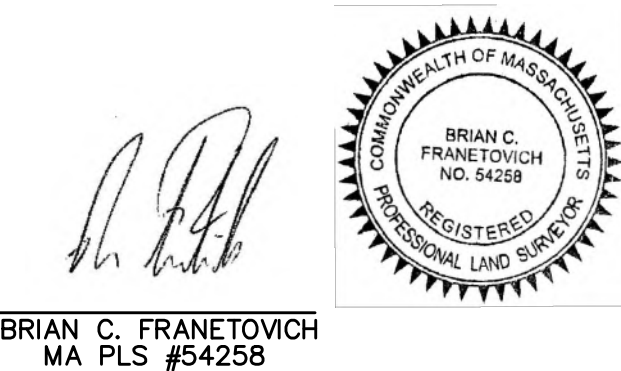
DATE ENDORSED:

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 NORTHEAST SURVEY CONSULTANTS



BRIAN C. FRANETOVICH
MA PLS #54258

PREPARED FOR:
A.D. MAKEPEACE COMPANY
158 TIHONET 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 TIHONET ROAD)
115-1016 (0 PARKER MILL POND)
115-1024 (OFF 2586 CRANBERRY HIGHWAY)

SHEET INDEX
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CO-SURVEYOR:
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3 FERRY ST. STUDIO 1 EAST
P.O. BOX 199
EASTHAMPTON, MA 01027
(413) 203-5144

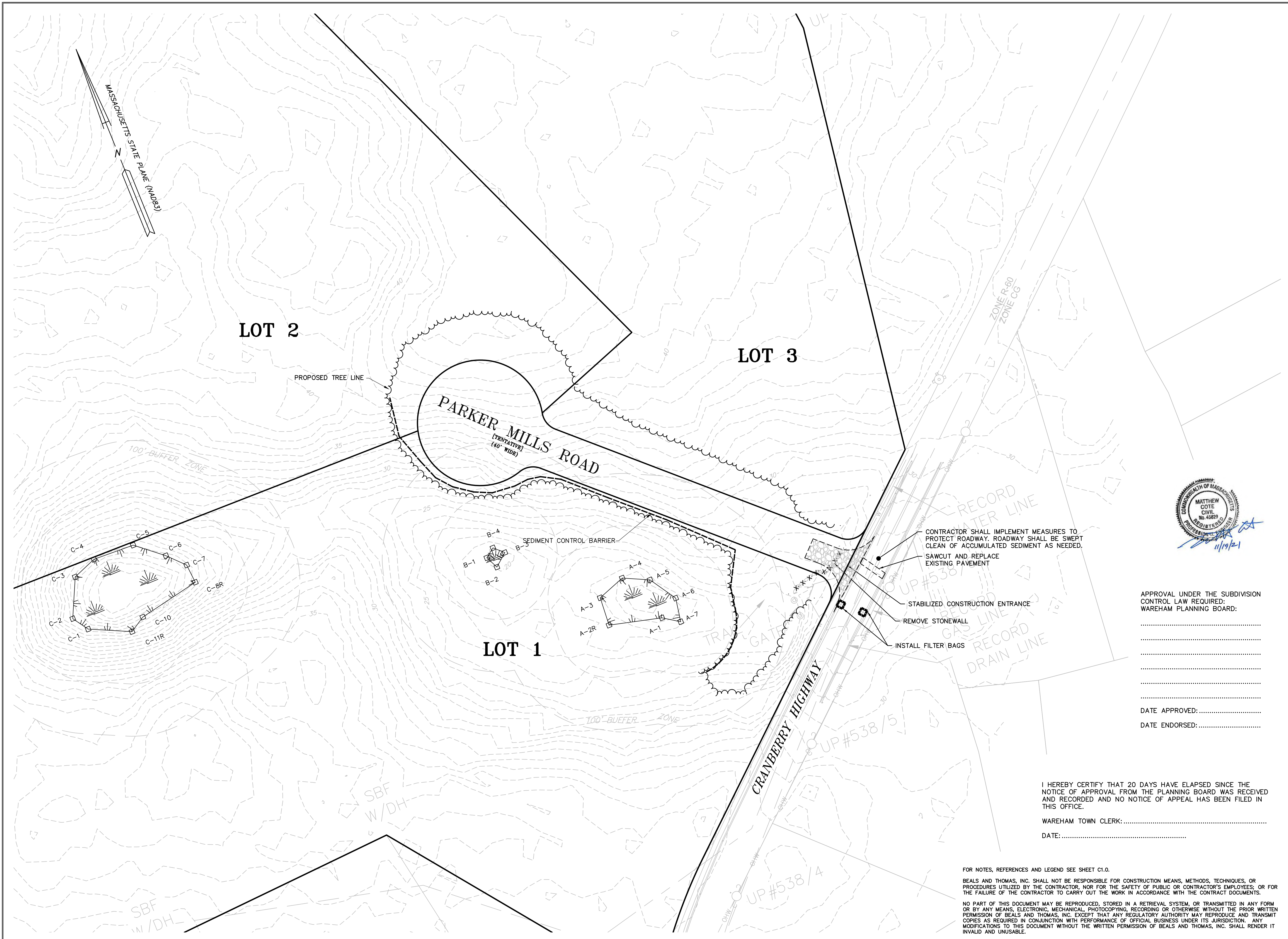
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ISSUE DATE	DESCRIPTION
-	DWN CHK'D APP'D

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



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 WAREHAM, MASSACHUSETTS 02571
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DES	DWN	CHK'D	APP'D

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

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

SITE PREPARATION AND EROSION CONTROL PLAN

B+T JOB NO. 1833.109
 B+T PLAN NO. 1833109P623A-002 **C4.0**

PREPARED FOR:
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 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

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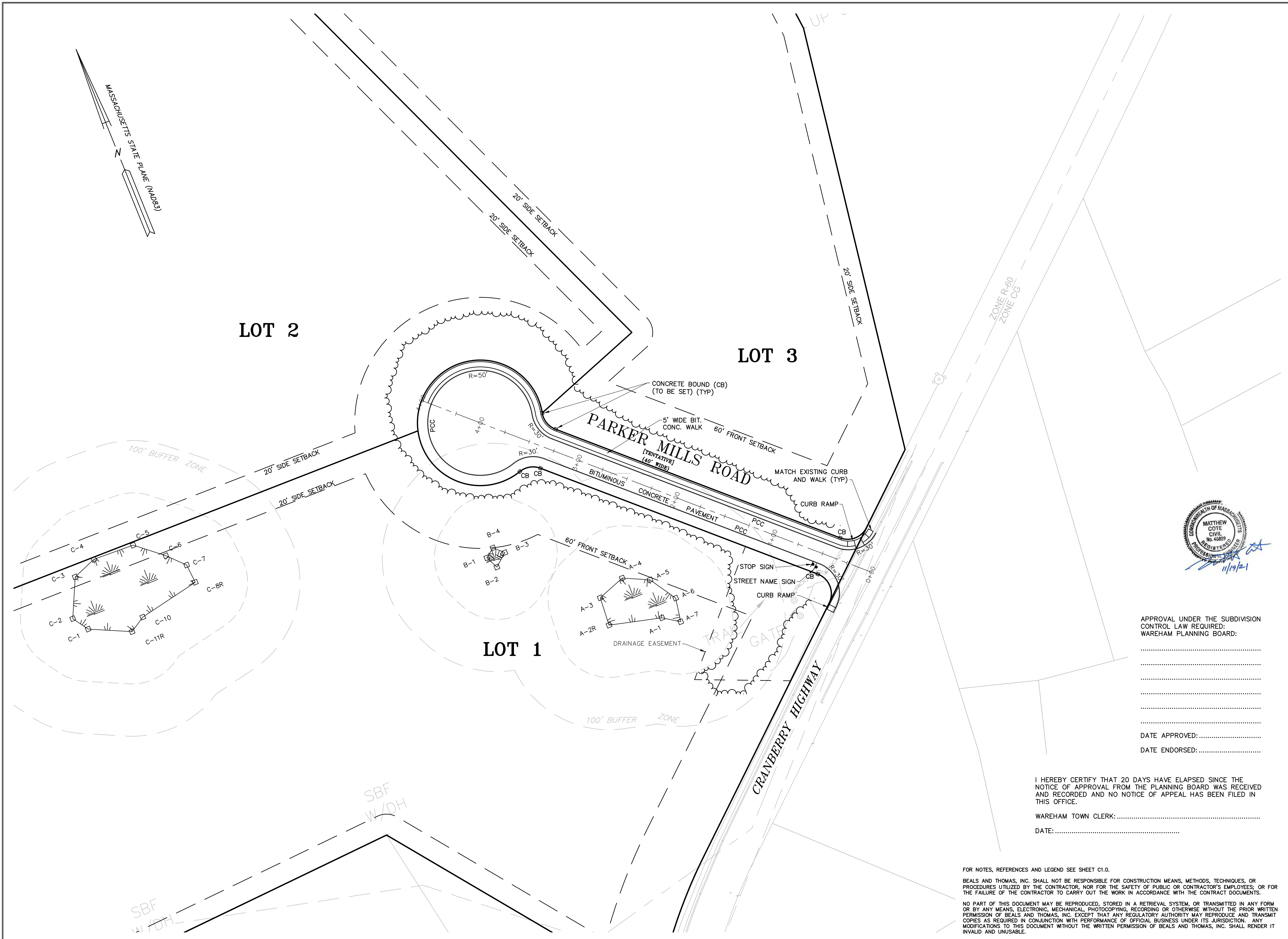
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
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SCALE: 1" = 40' DATE: NOVEMBER 19, 2021

LAYOUT AND MATERIALS PLAN

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

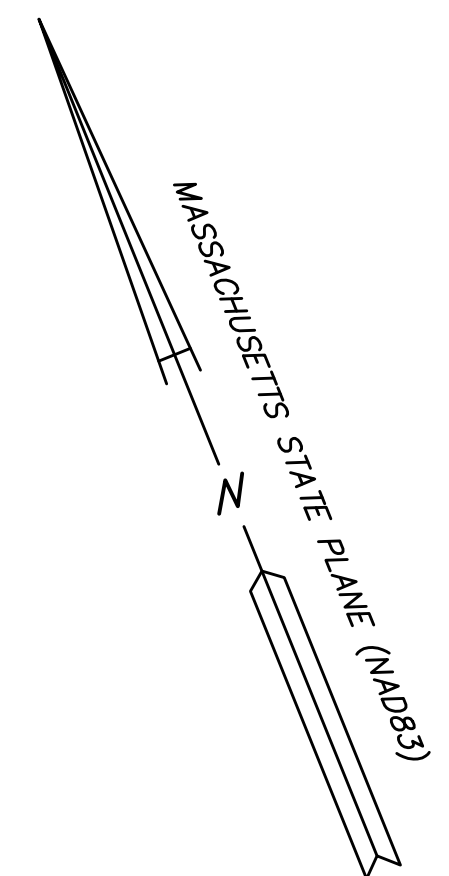


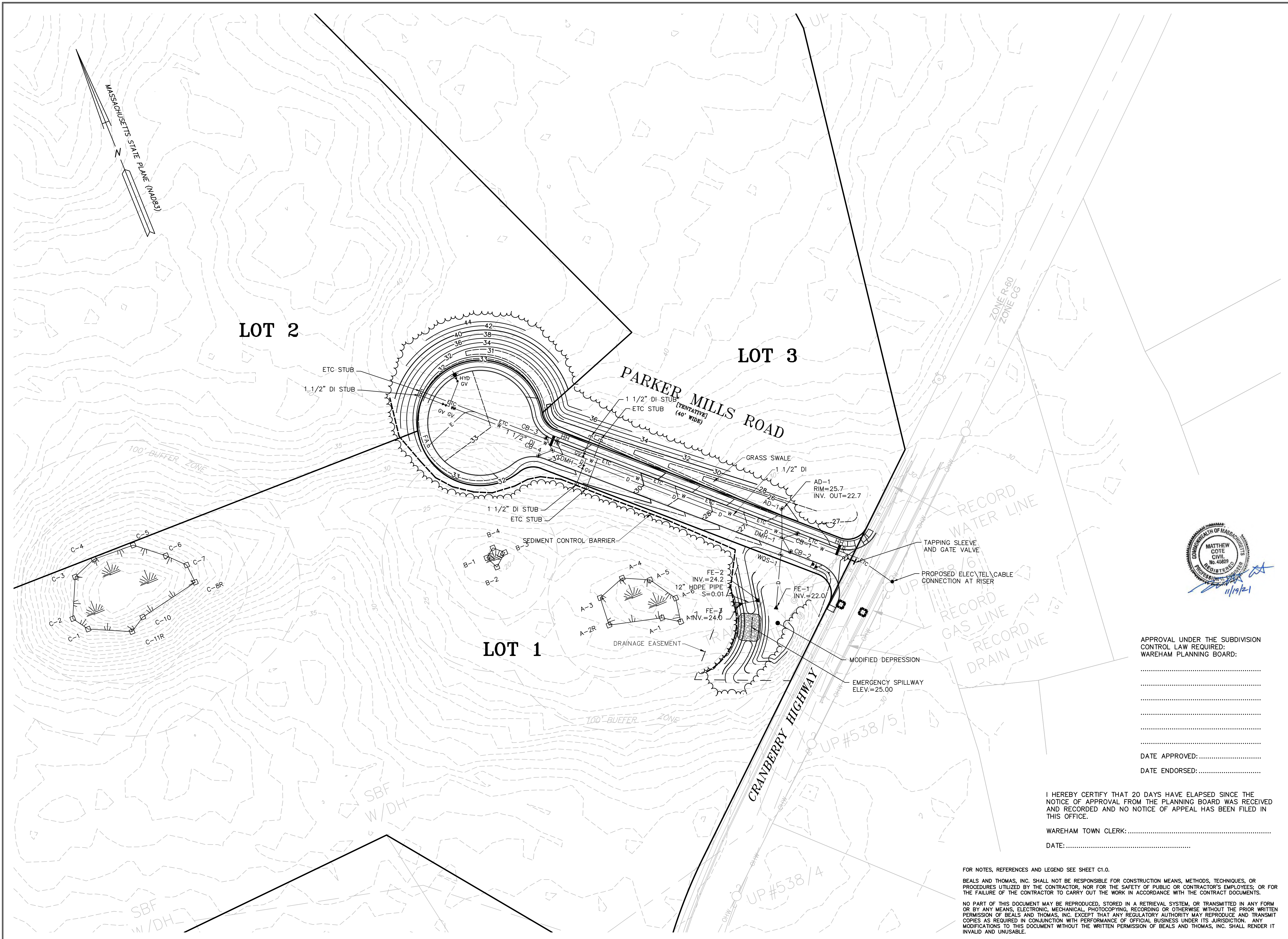
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
 WAREHAM PLANNING BOARD:

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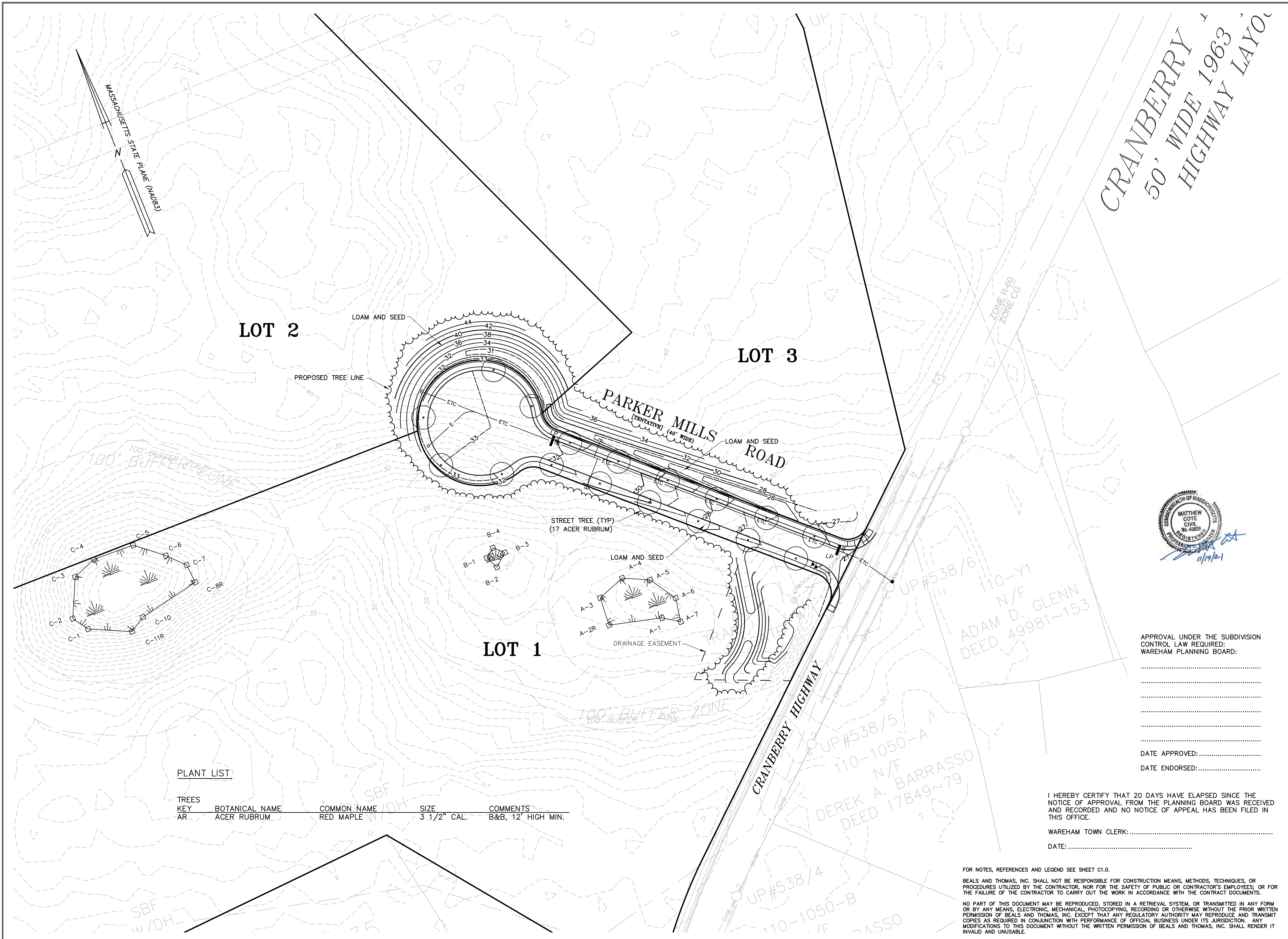
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AMH	FDW MC MC
DES	DWN CHK'D APP'D

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

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

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

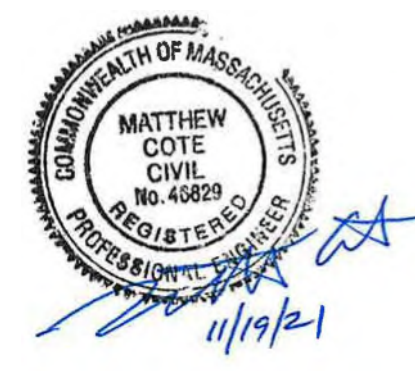
PREPARED FOR:
A.D. MAKEPEACE COMPANY
158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:
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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.

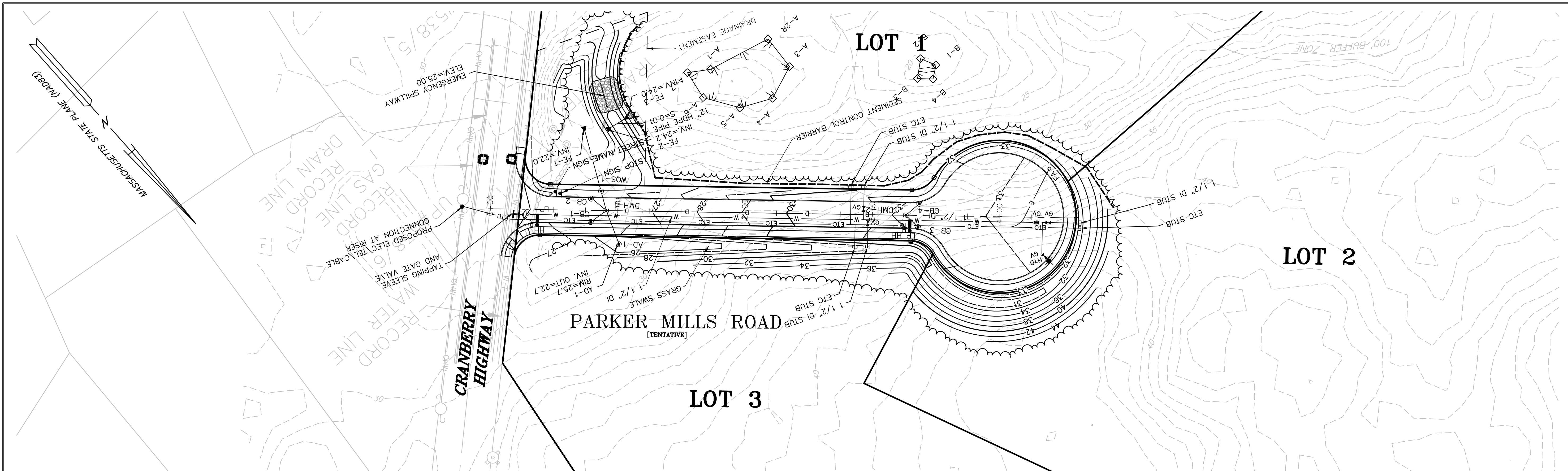
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DEFINITIVE SUBDIVISION PLAN OF
27 CHARGE POND ROAD
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: DATE: NOVEMBER 19, 2021

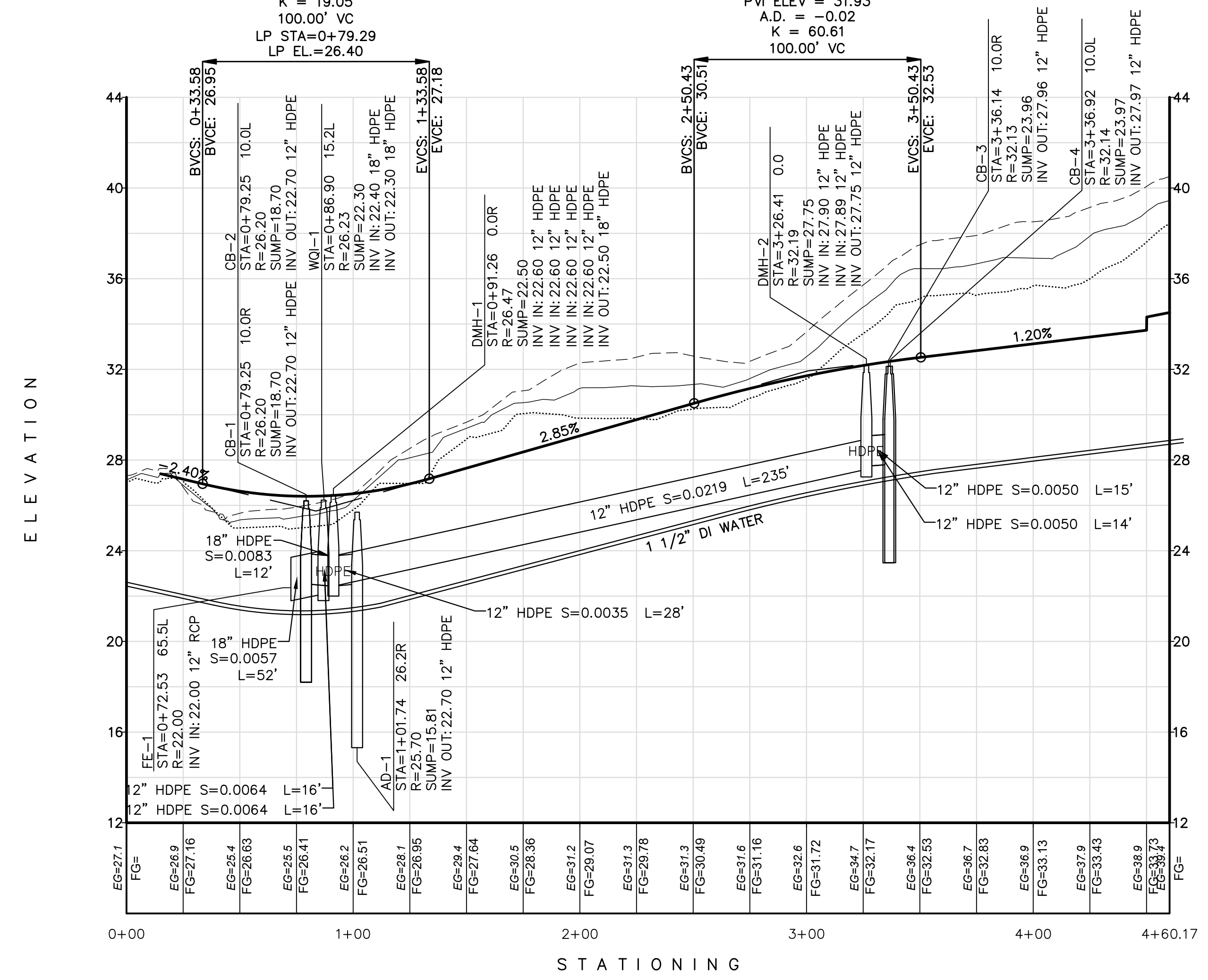
LANDSCAPE AND LIGHTING PLAN

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

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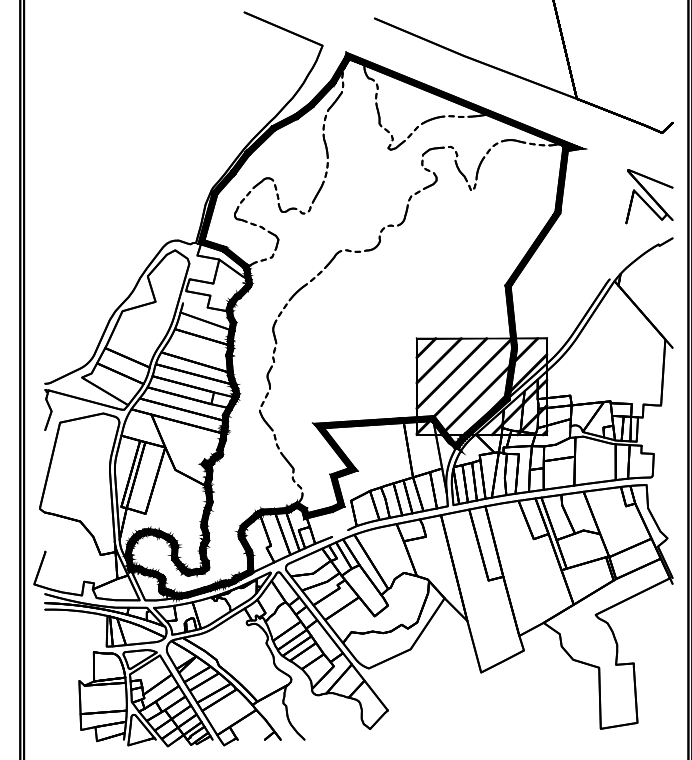
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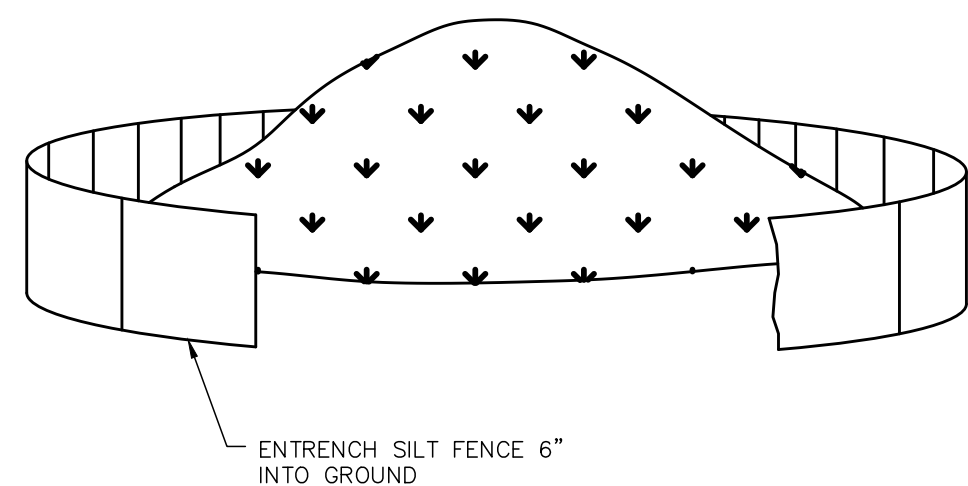
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DEFINITIVE SUBDIVISION PLAN OF
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(PLYMOUTH COUNTY)

SCALE: AS NOTED DATE: NOVEMBER 19, 2021

METERS
0 5 10 25
FEET
0 20 40 80 120

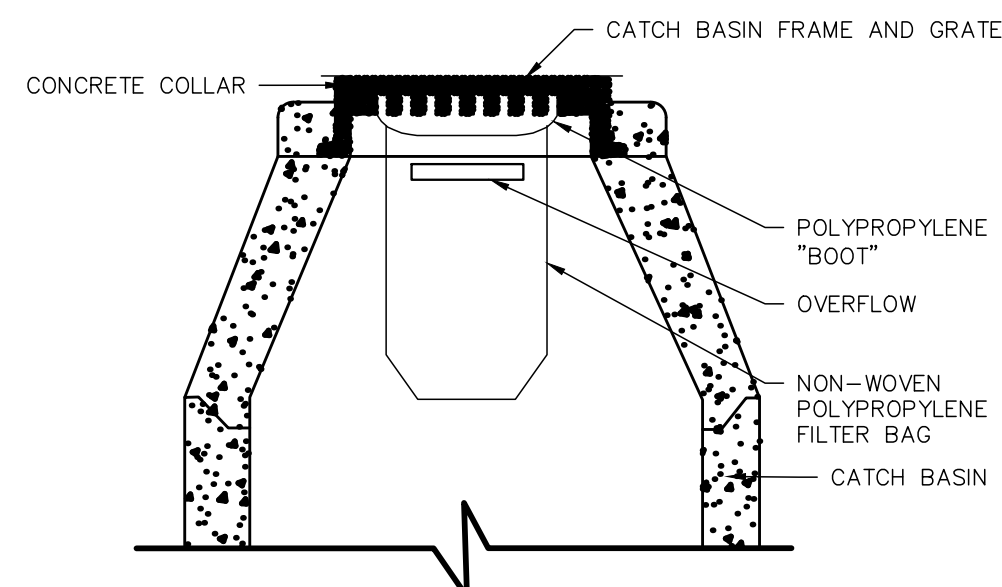
ROAD NAME PLAN AND PROFILE

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



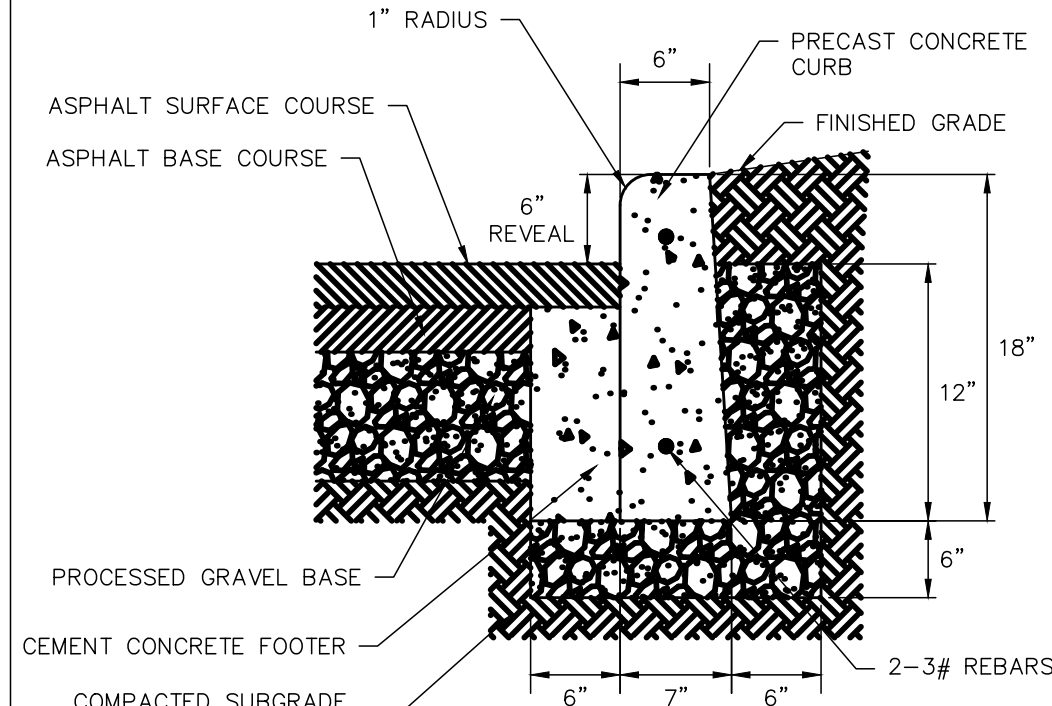
NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

SOIL STOCKPILE
NOT TO SCALE



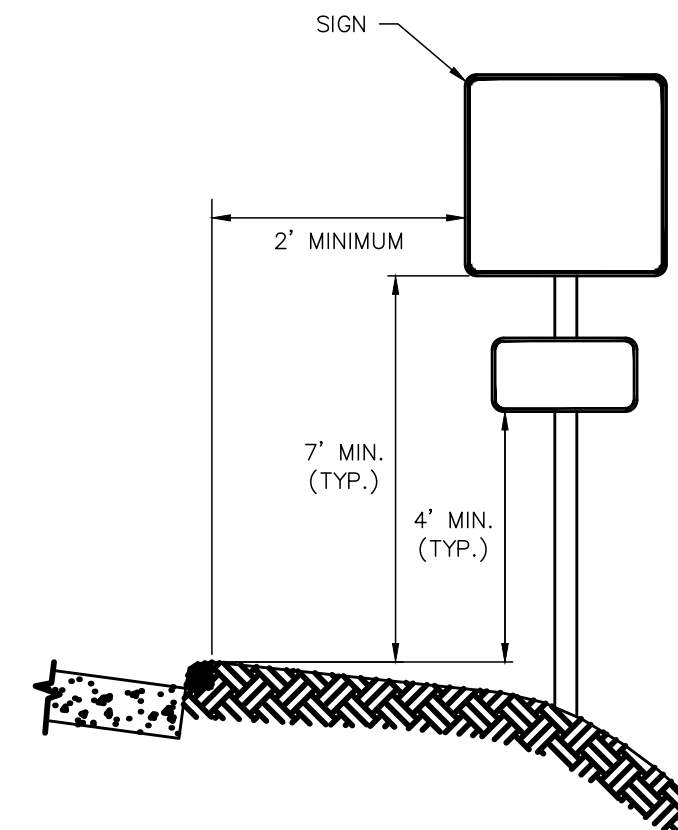
NOTES:
1. TO BE INSTALLED IN CATCH BASINS IN TRAFFIC AREAS UNTIL COMPLETION OF CONSTRUCTION.
2. BOOT ADAPTER MAY BE TRIMMED TO SIZE.

FILTER BAG
NOT TO SCALE

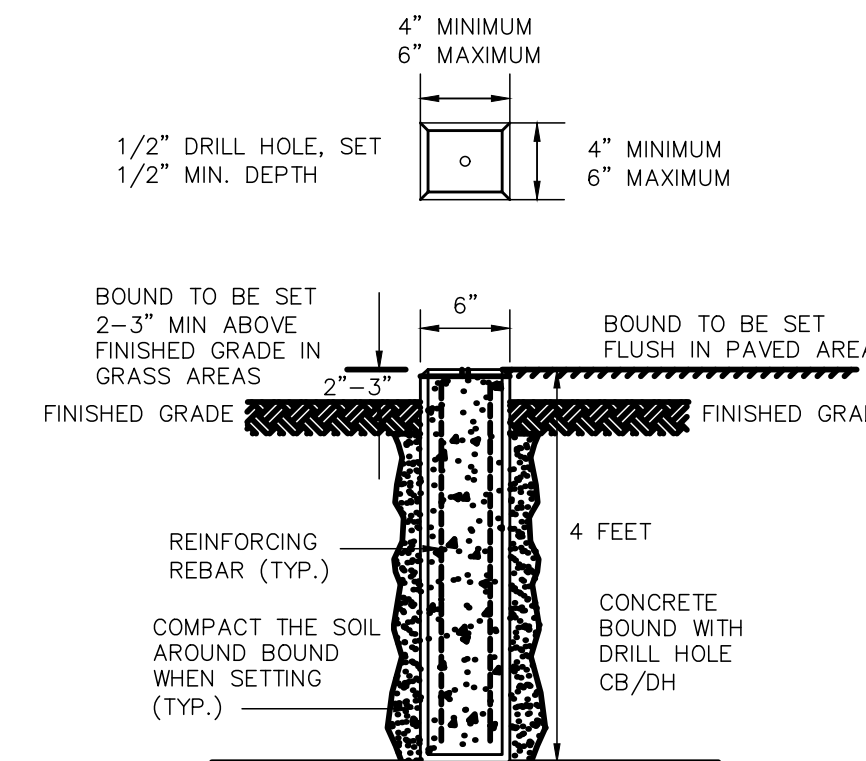


PROVIDE 1/4" EXPANSION JOINTS AT 12' O.C.

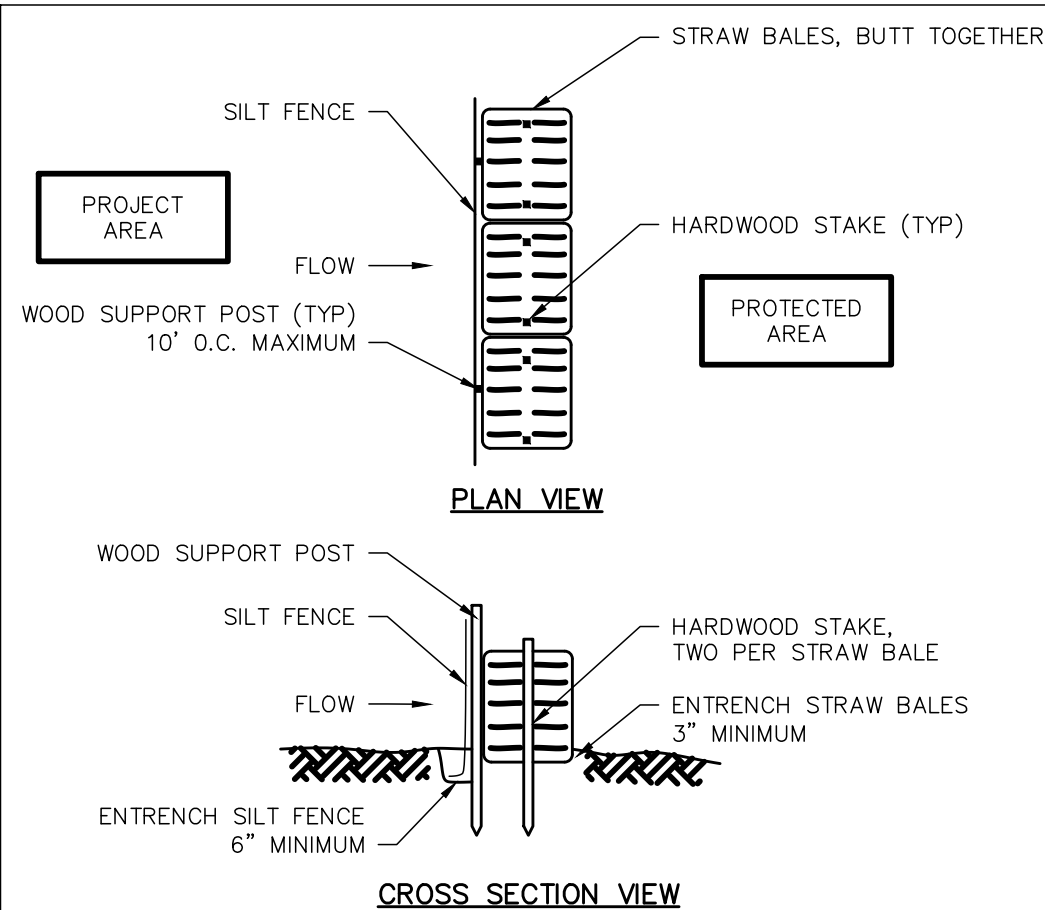
PRECAST CONCRETE CURB
NOT TO SCALE



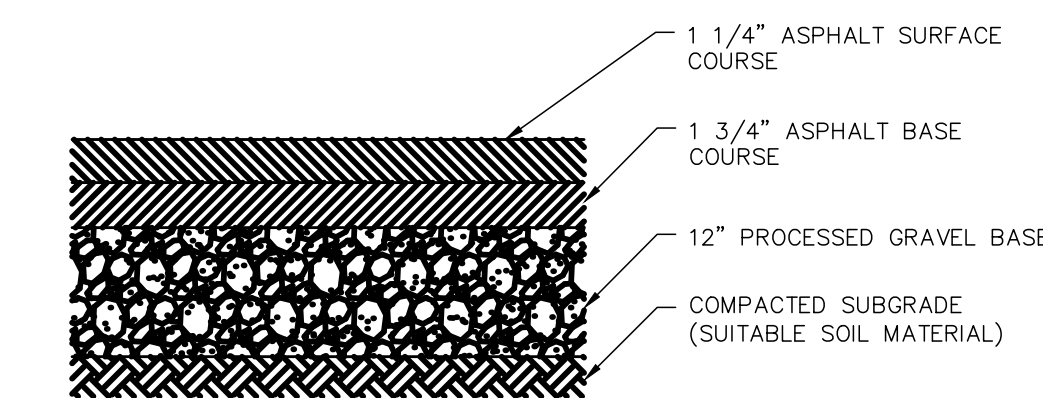
SIGN WITH ADVISORY DISTANCE PLATE
NOT TO SCALE



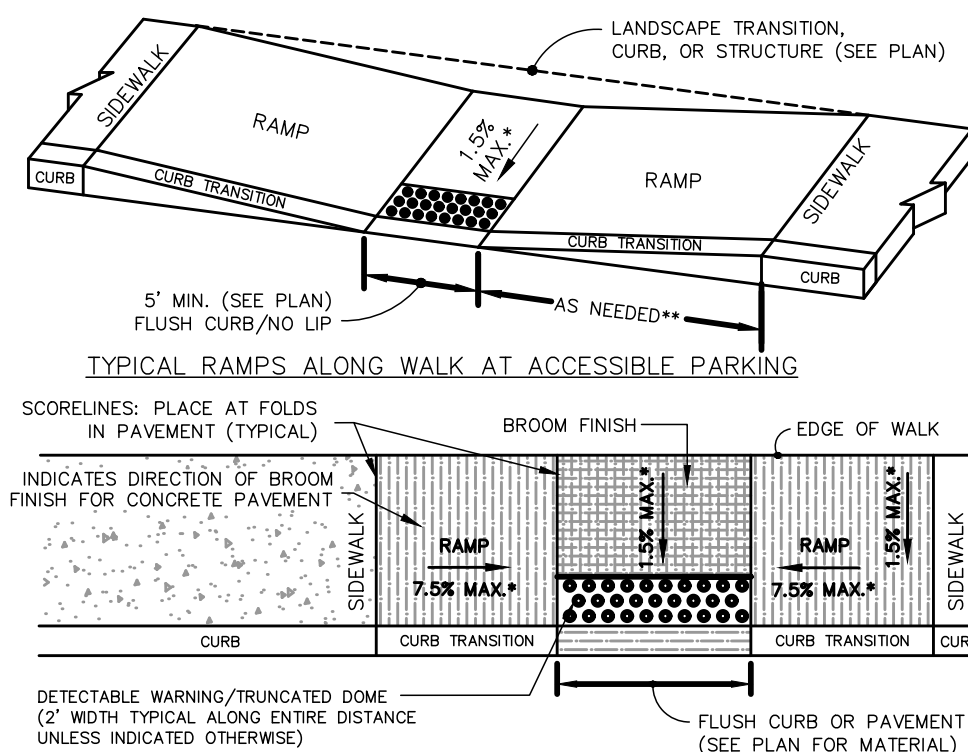
CONCRETE BOUND DETAIL
NOT TO SCALE



SEDIMENT CONTROL BARRIER
NOT TO SCALE

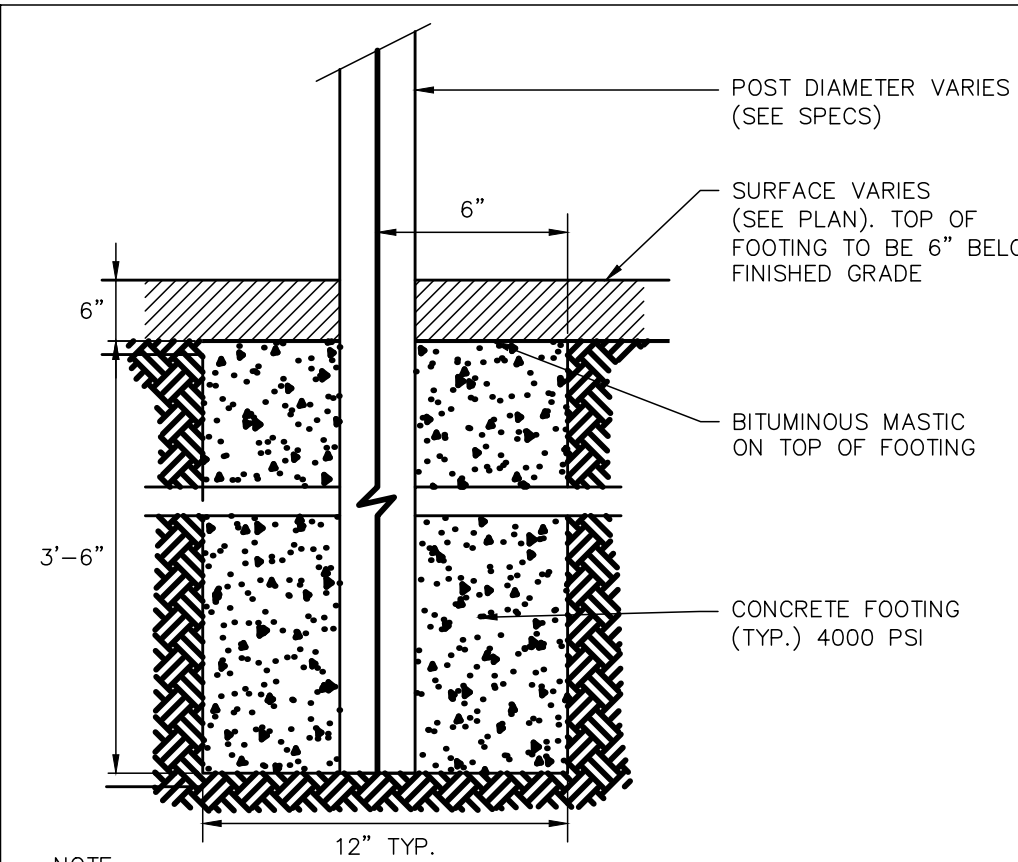


BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



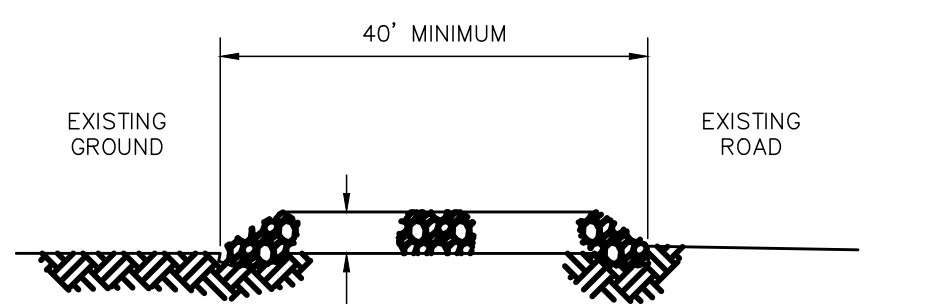
PLAN NOTES:
1. RAMP SURFACE SHALL BE NON-SLIP AND ROUGHENED AS SHOWN IN PLAN.
2. DETECTABLE WARNING/TRUNCATED DOME PER ADA SEC. 4.29.2 (USE RETROFIT TILES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL).
* TOLERANCE FOR CONSTRUCTION ±0.5%
** LENGTH OF CURB TRANSITIONS VARY BASED ON SLOPE OF PAVEMENT AND HEIGHT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

CURB RAMP DETAILS
SEE PLAN FOR TYPE AND LOCATIONS

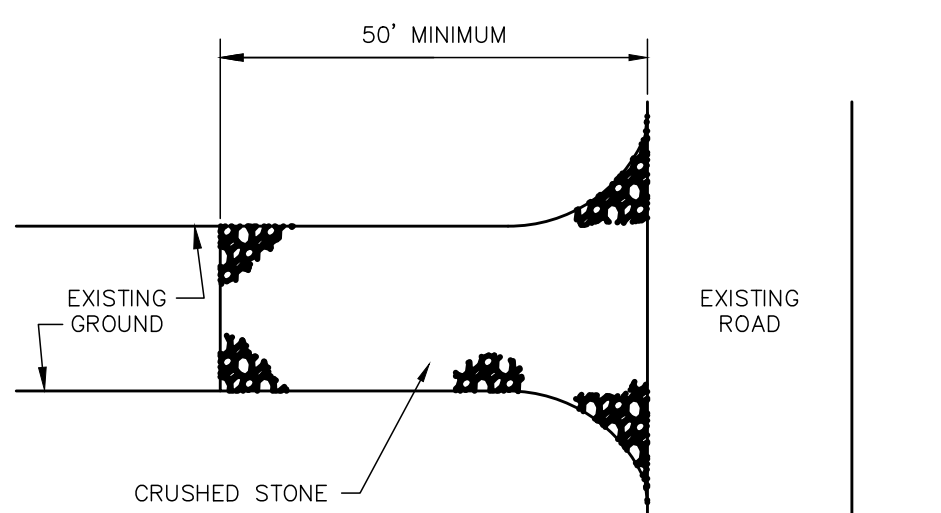


NOTE: WHEN LOCATED OVER BEDROCK, PROVIDE A 4" CORED HOLE TO RECEIVE THE POST. FILL WITH NON-SHRINK GROUT

CONCRETE POST & FOOTING DETAIL
NOT TO SCALE



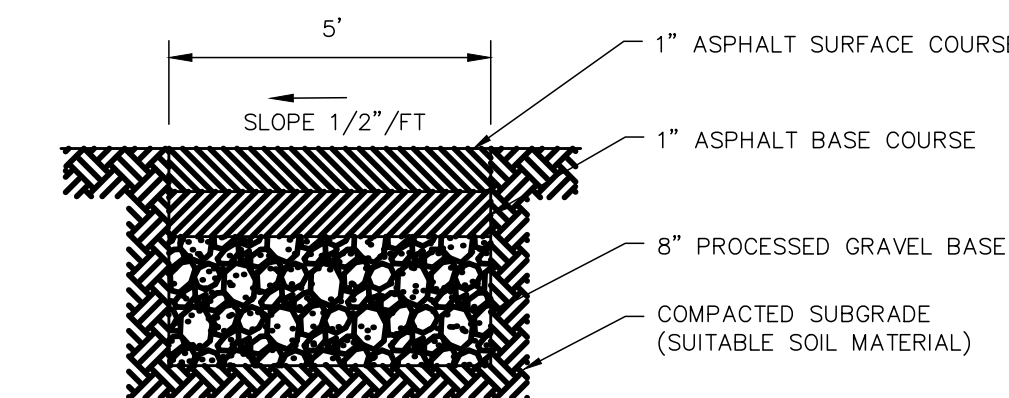
PROFILE VIEW



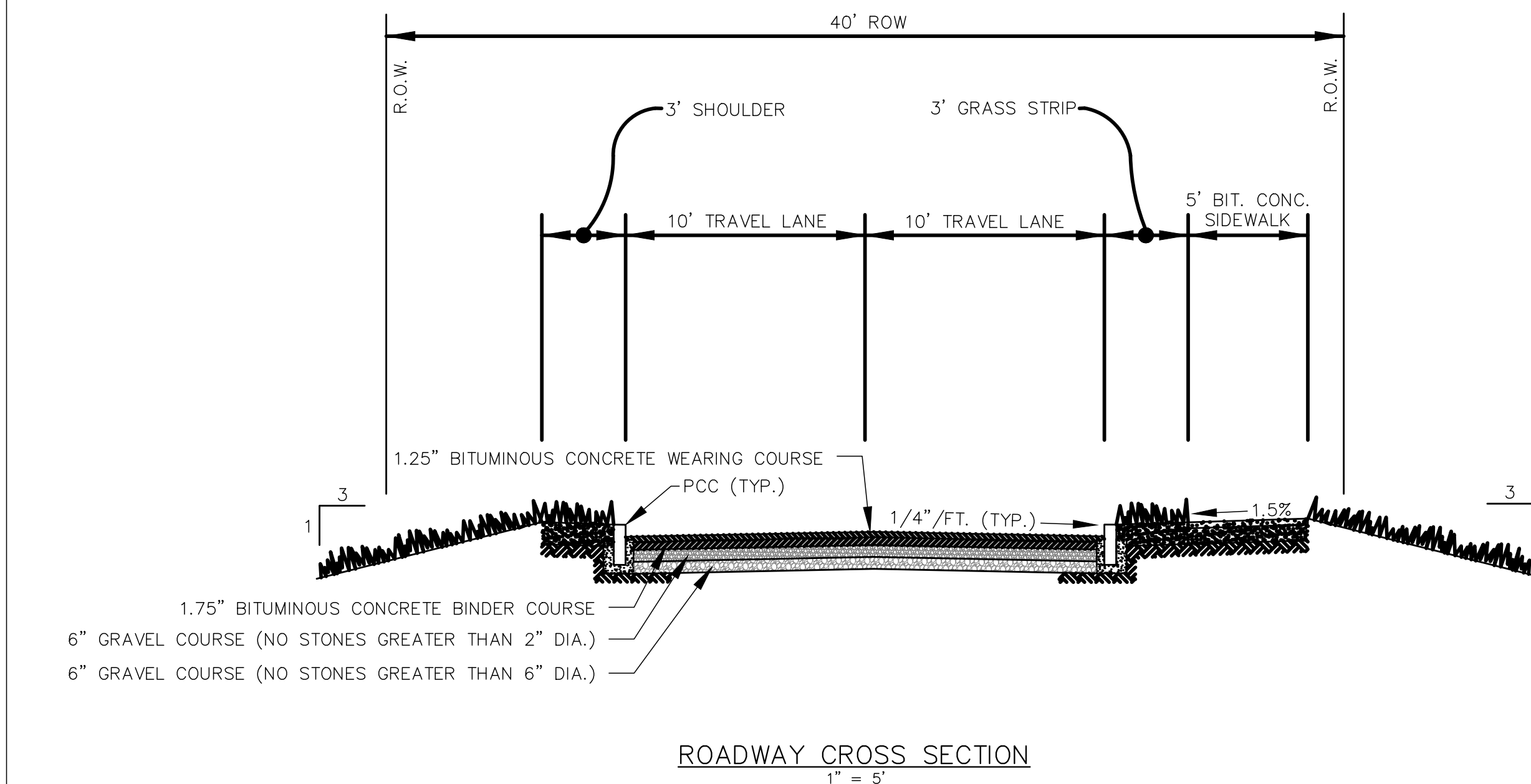
PLAN VIEW

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROAD. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



ROADWAY CROSS SECTION
1" = 5'

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

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

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	ISSUE DATE DESCRIPTION
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	DES DWN CHK'D APP'D

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

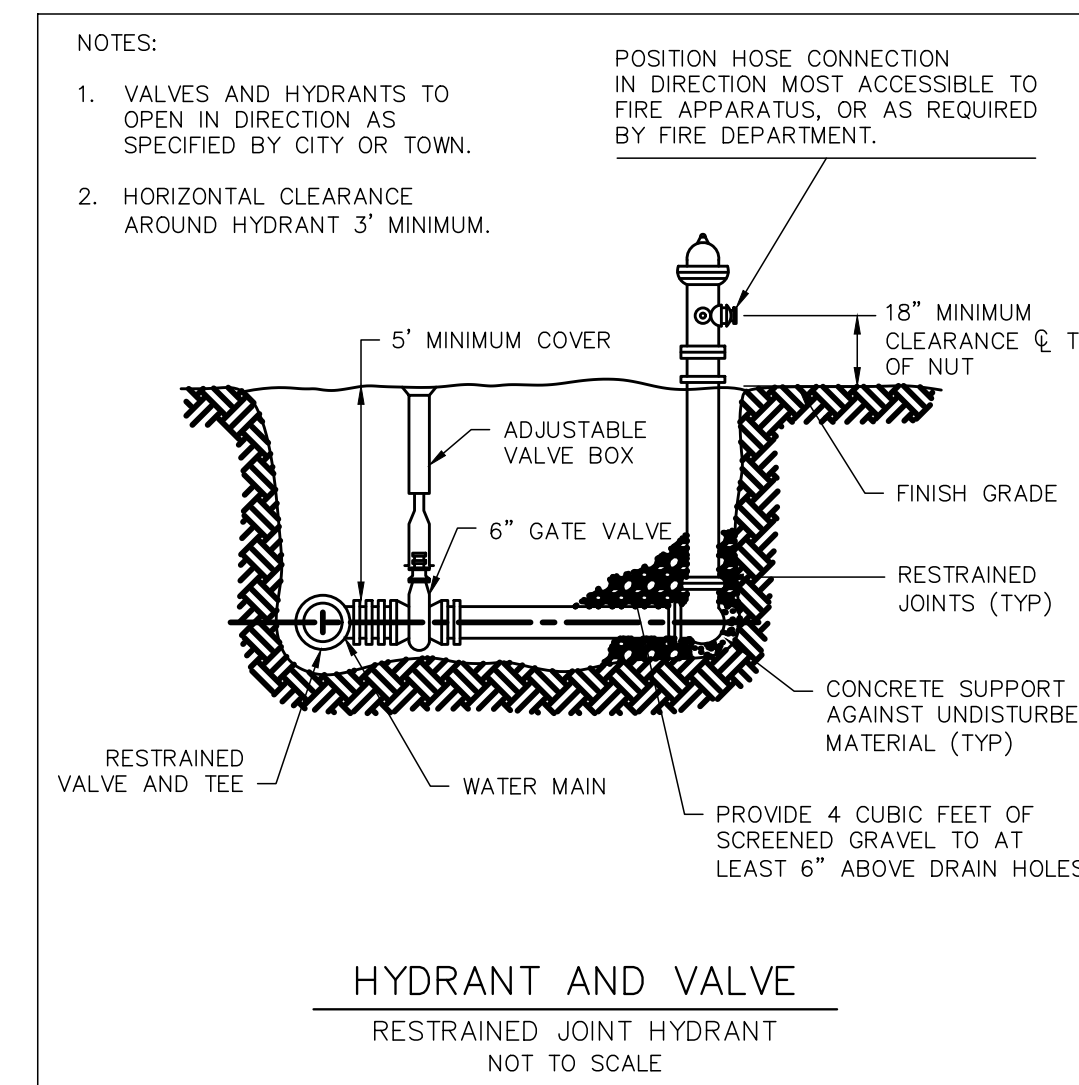
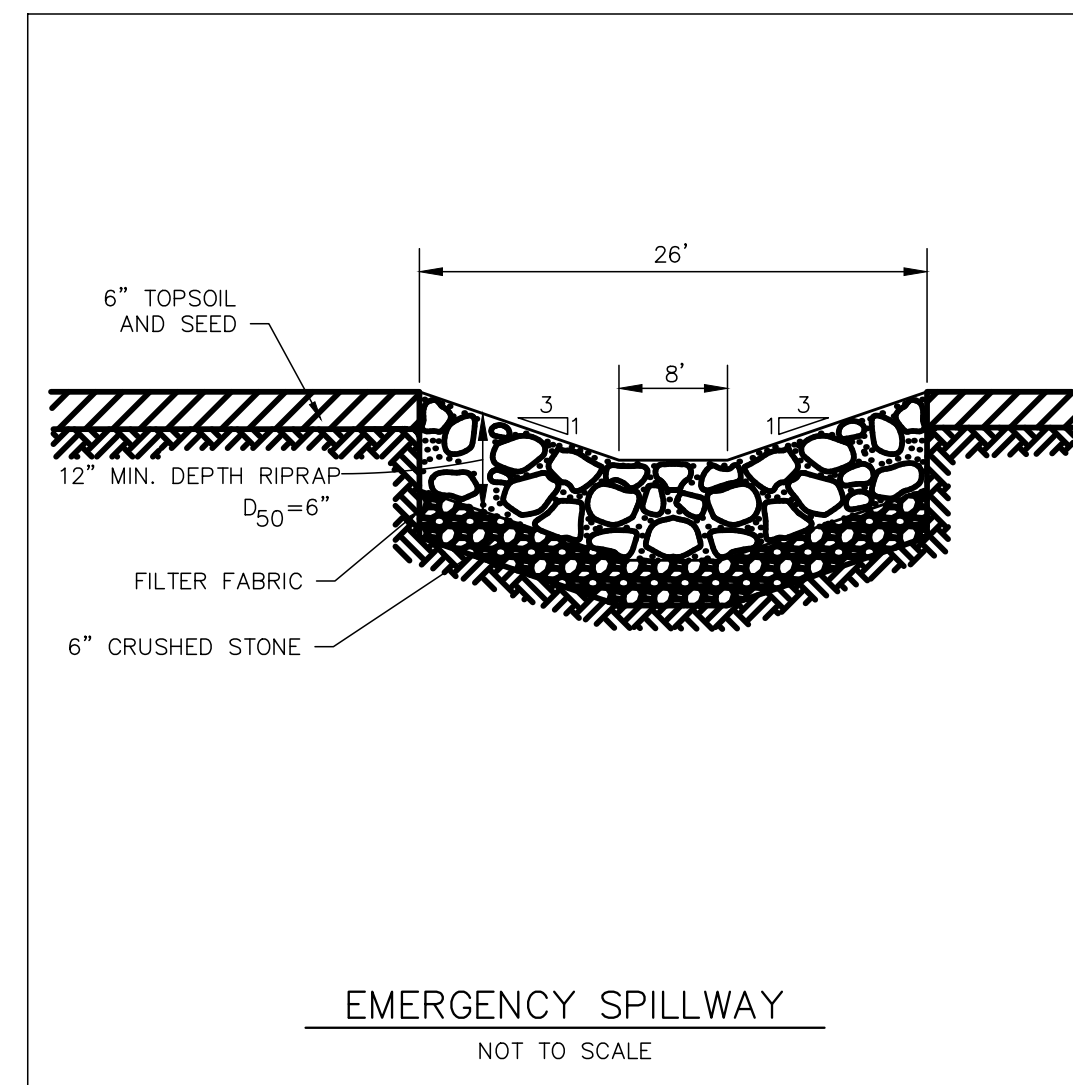
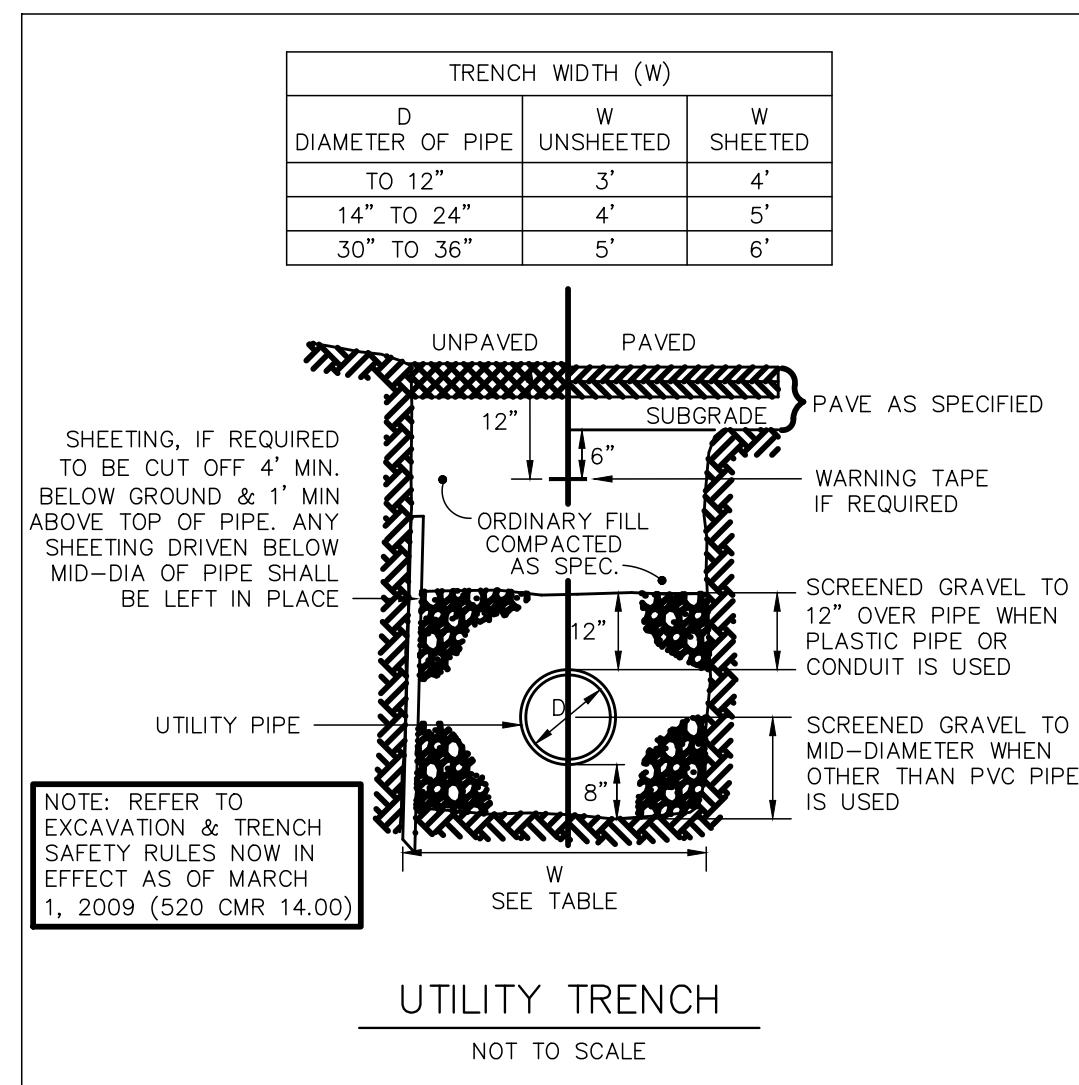
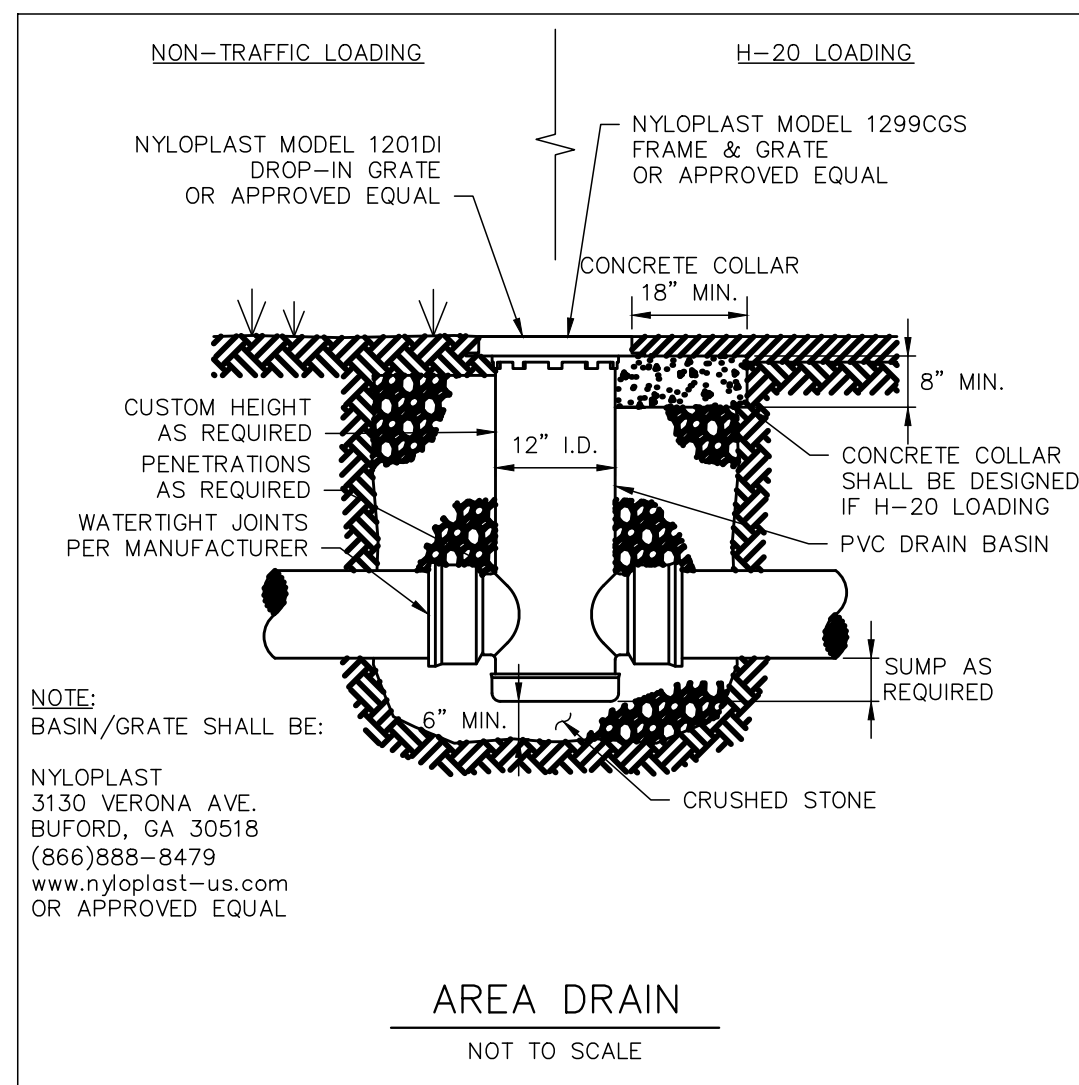
SCALE: AS SHOWN DATE: NOVEMBER 19, 2021

SITE DETAILS

B+T JOB NO. 1833.109
B+T PLAN NO. 1833109P620-003
C9.0

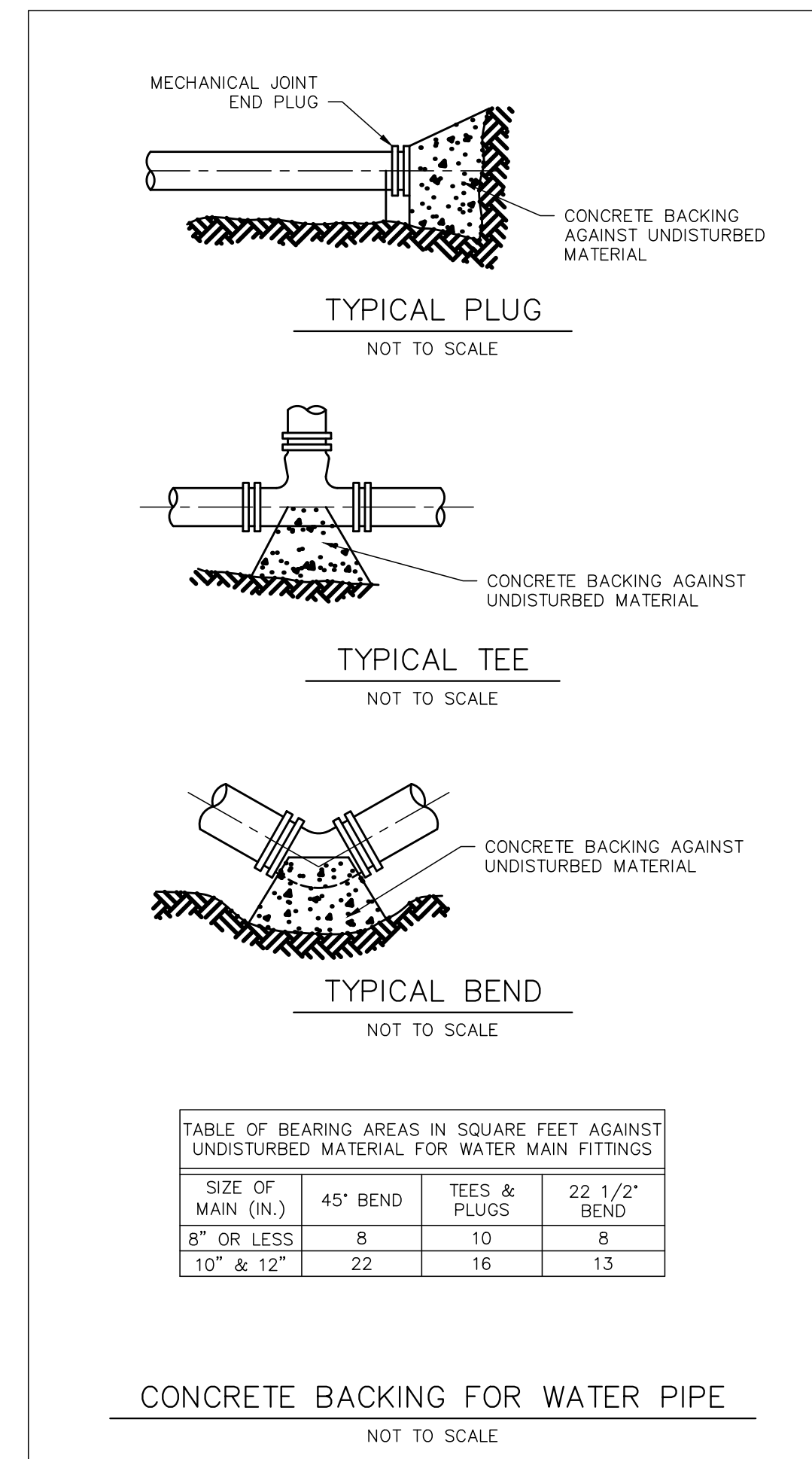
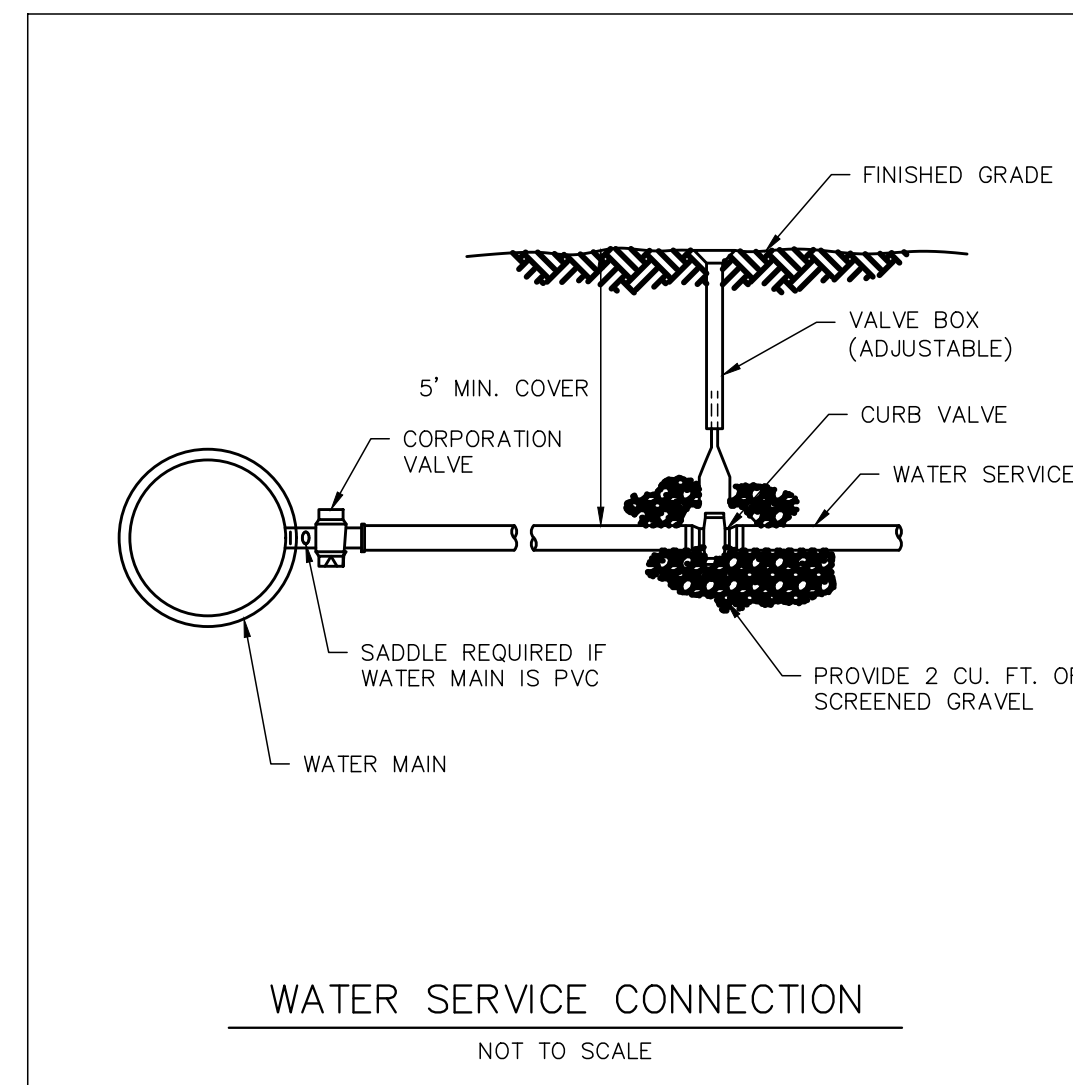
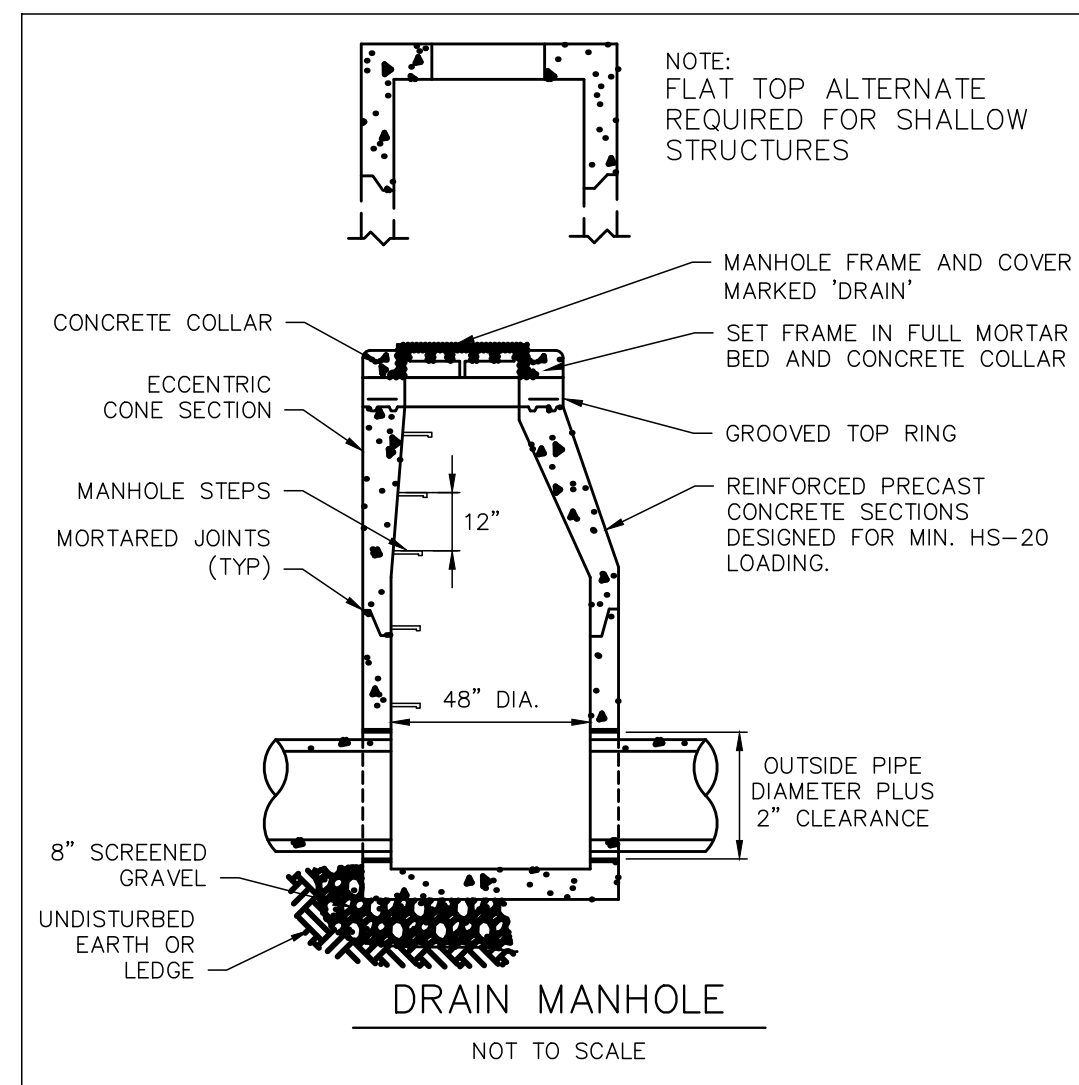
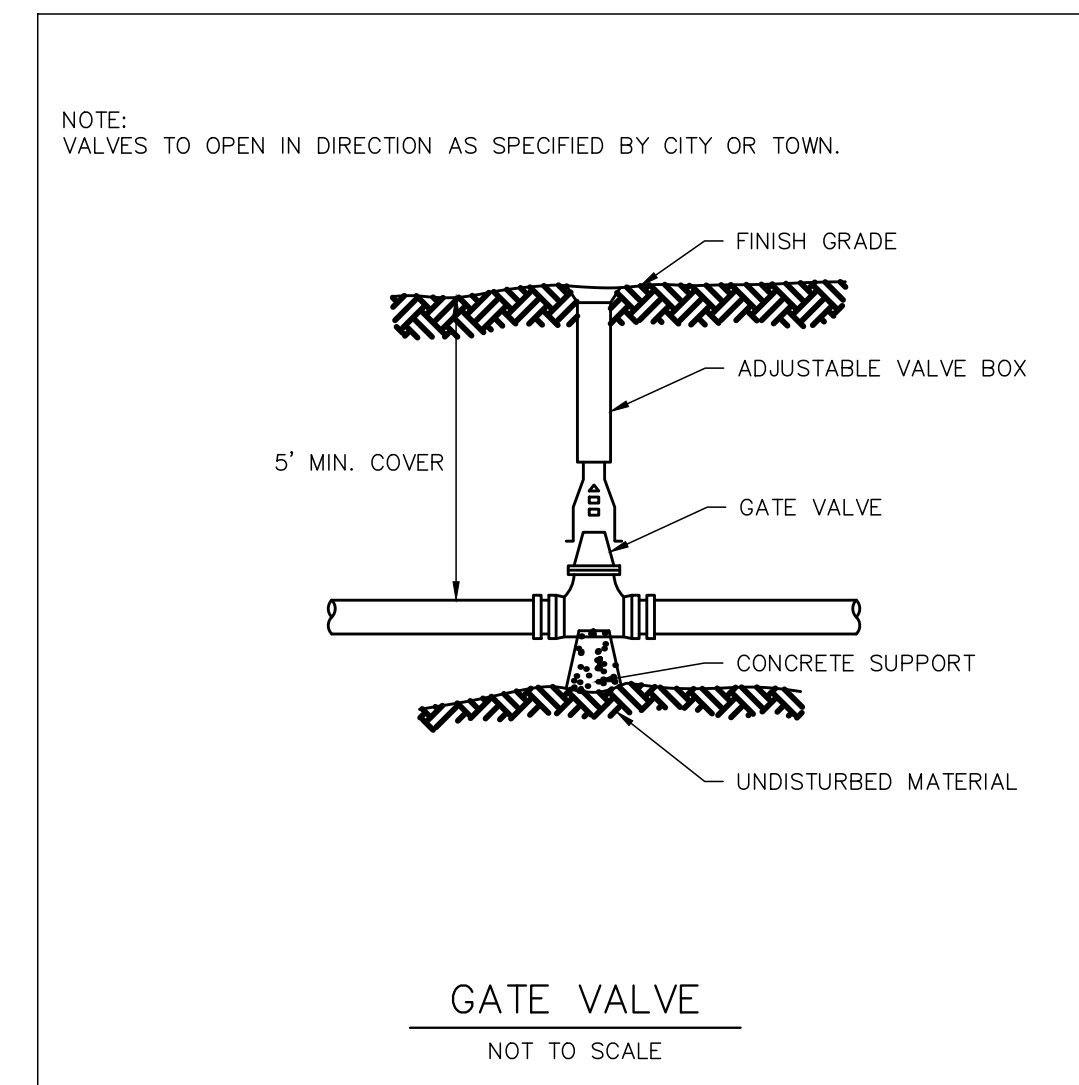
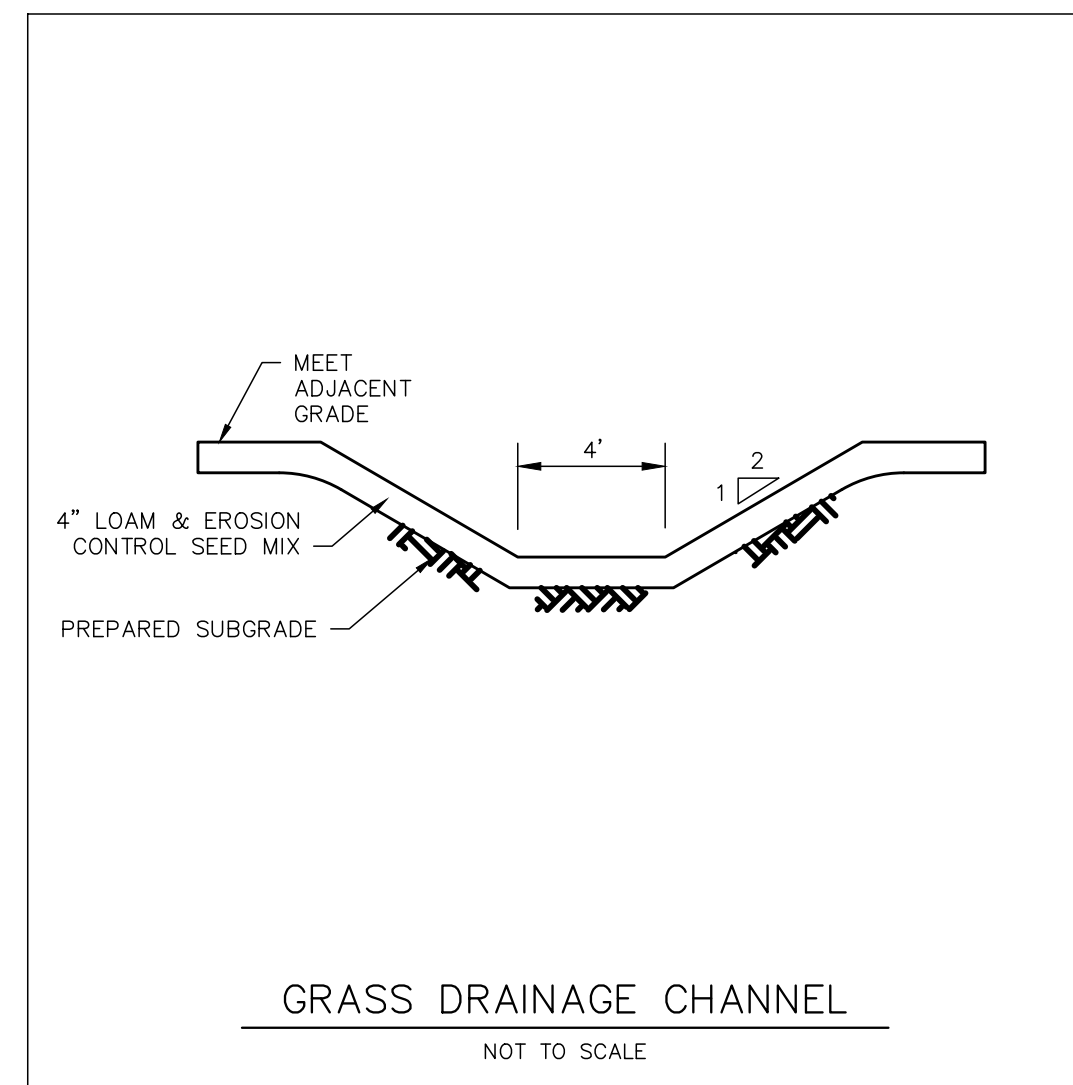
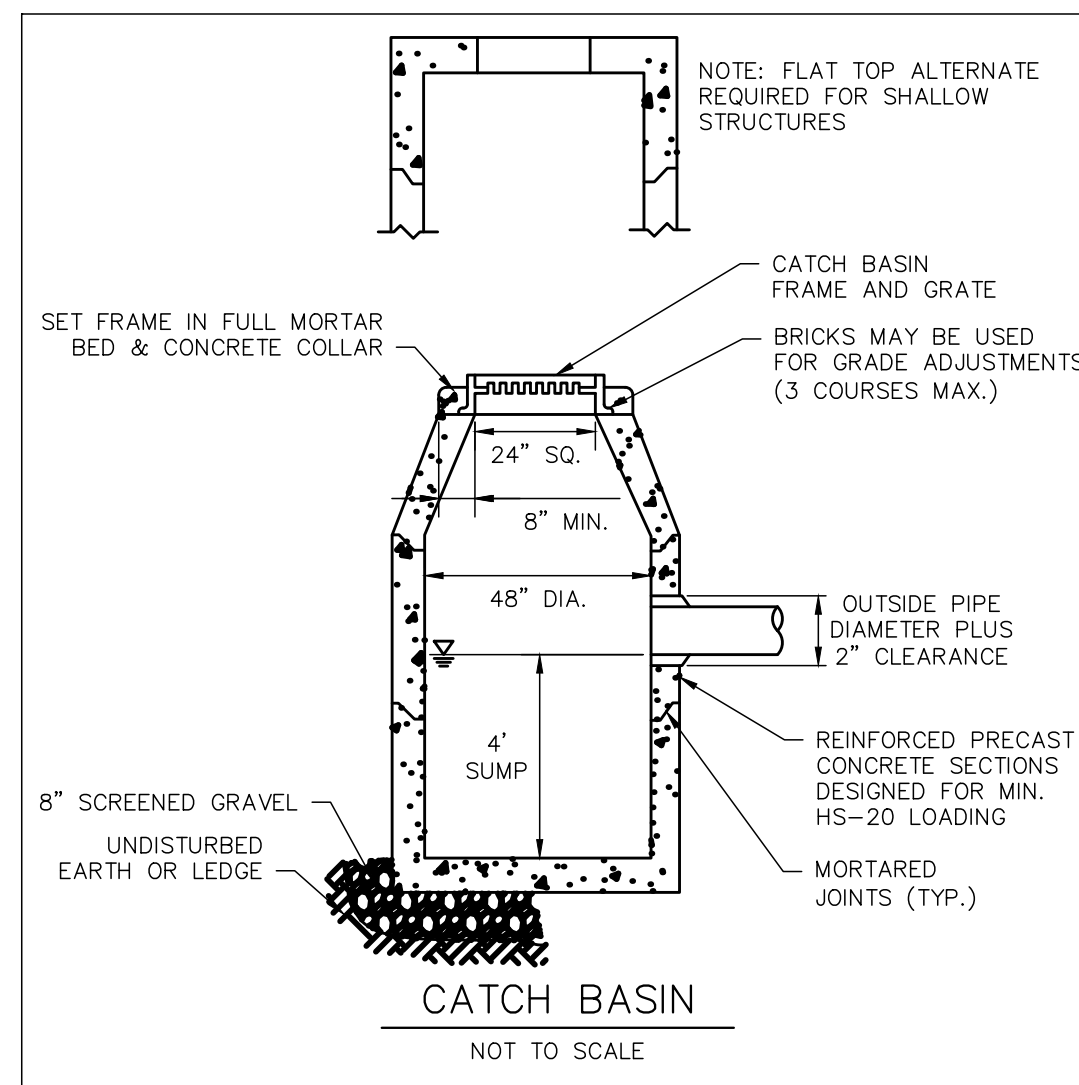
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508-295-1000

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115-1024 (OFF 2586 CRANBERRY HIGHWAY)



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

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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

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

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SHEET INDEX



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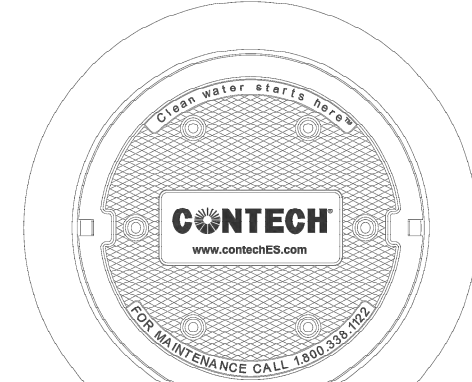
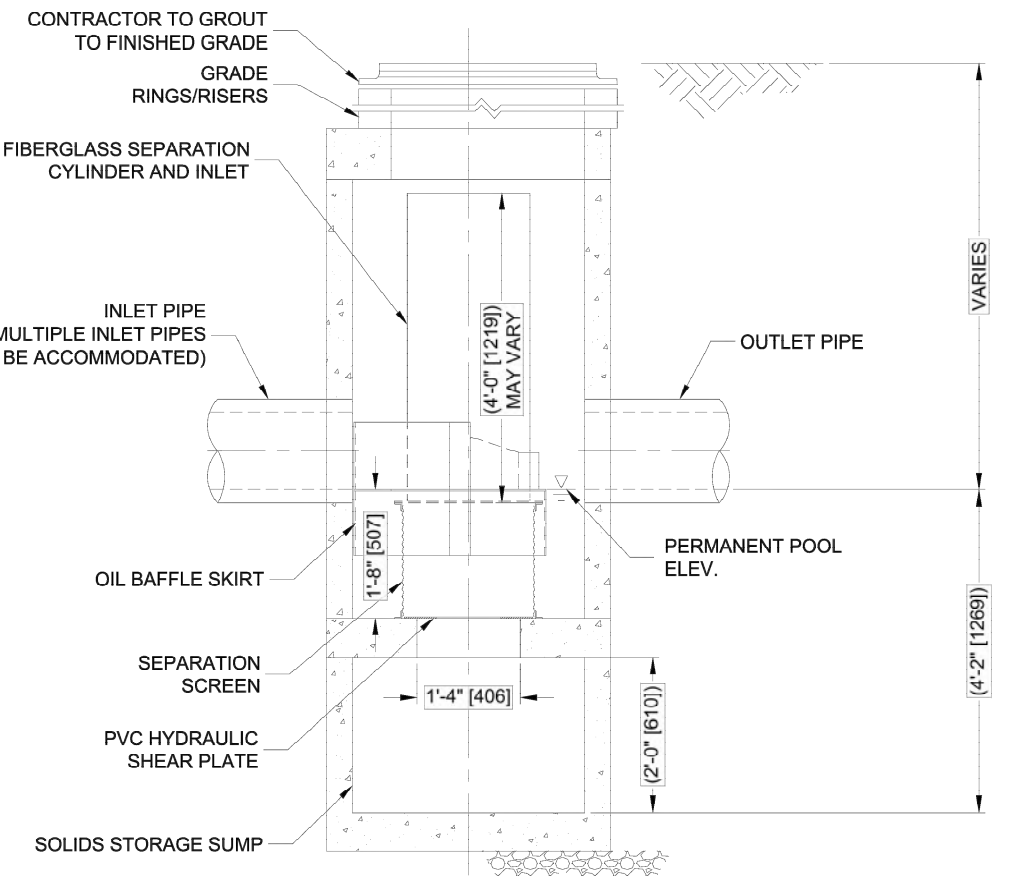
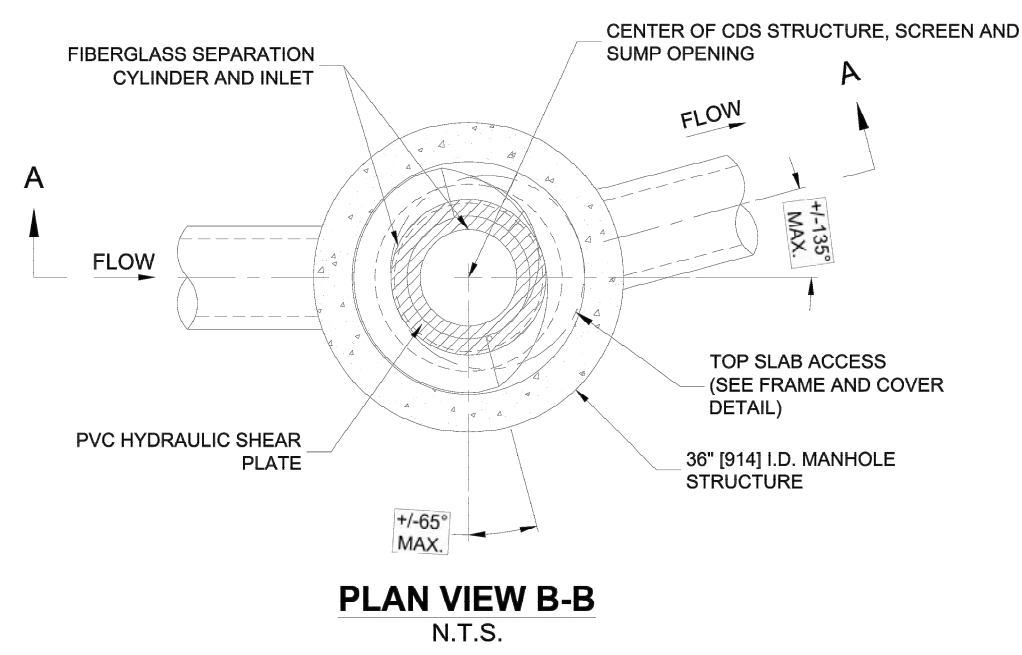
B+T JOB NO. 1833.109

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.



FRAME AND COVER
 (DIAMETER VARIES)
 N.T.S.

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 M108 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

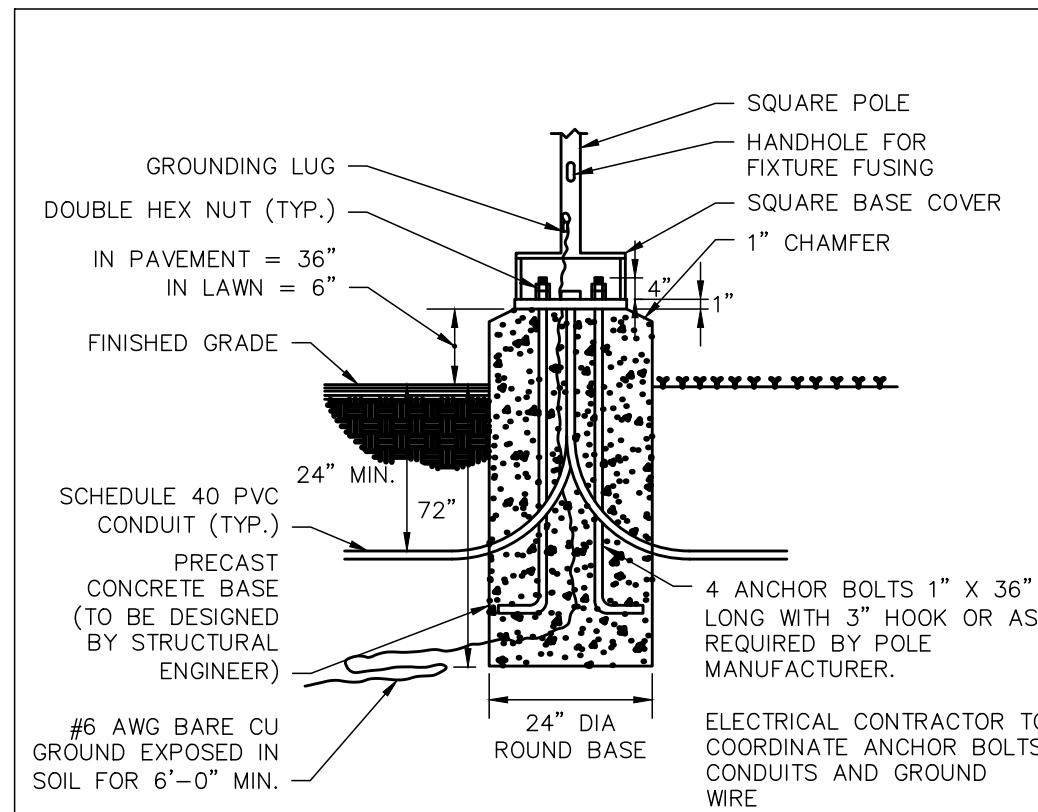
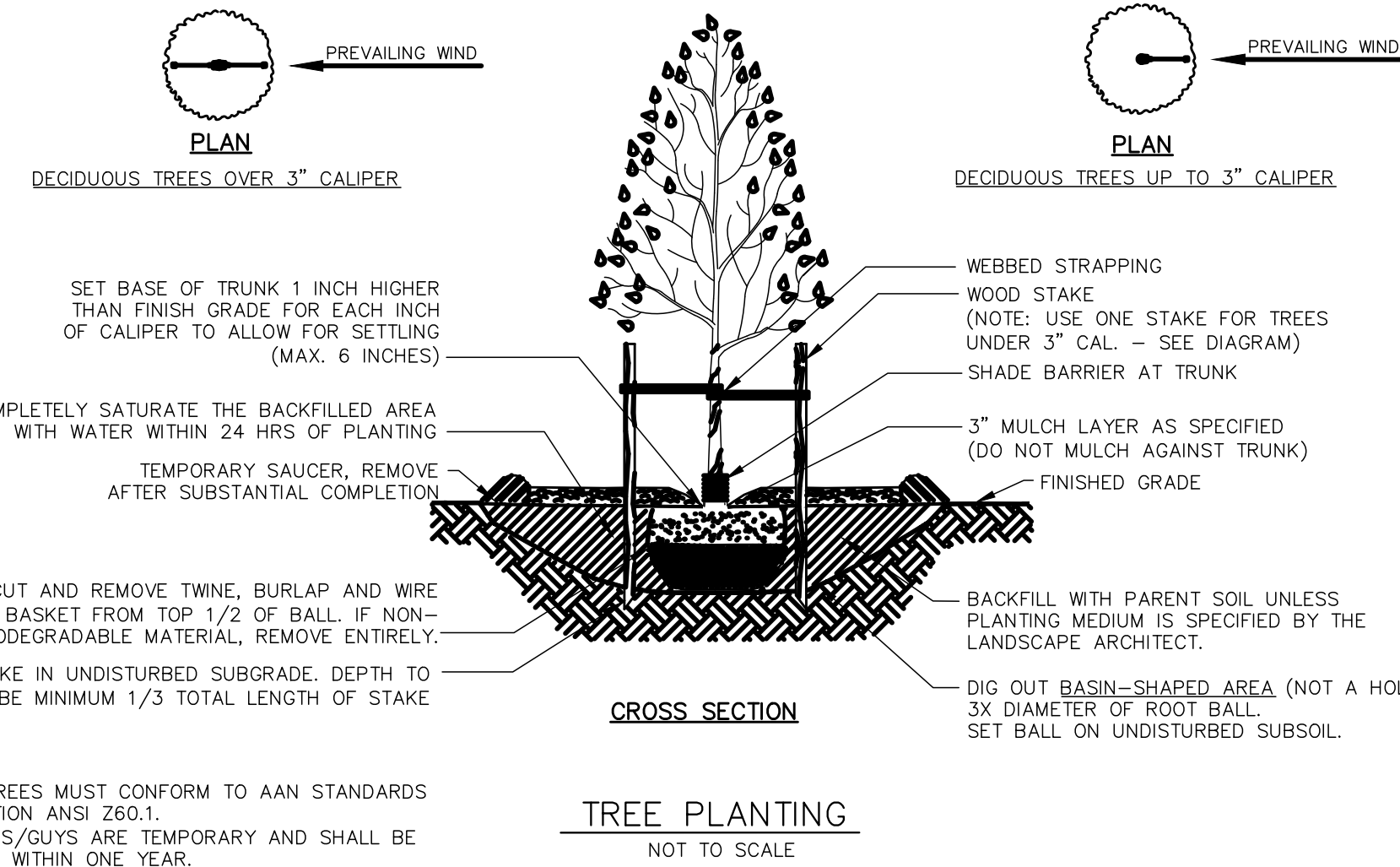
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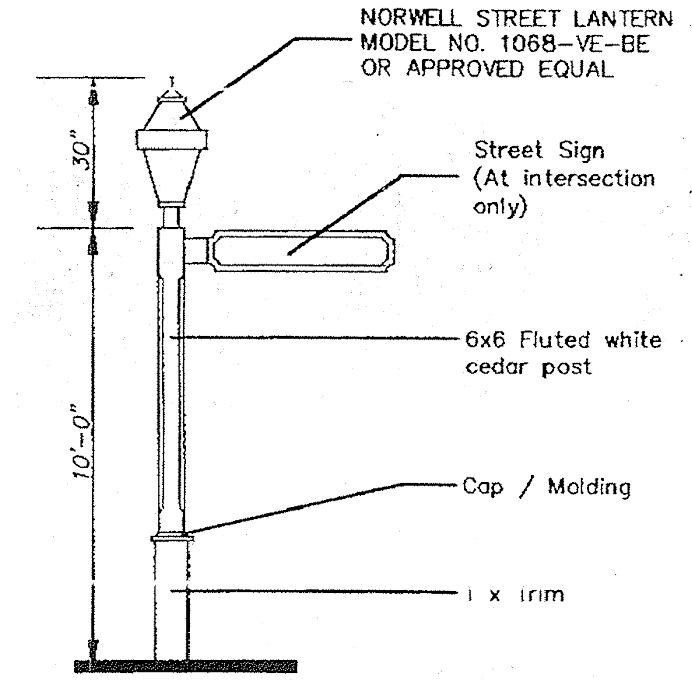
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LIGHT POLE BASE DETAIL
 NOT TO SCALE



STREET LIGHT / SIGN POST
 NOT TO SCALE

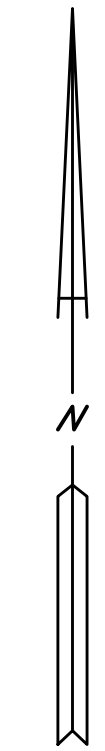
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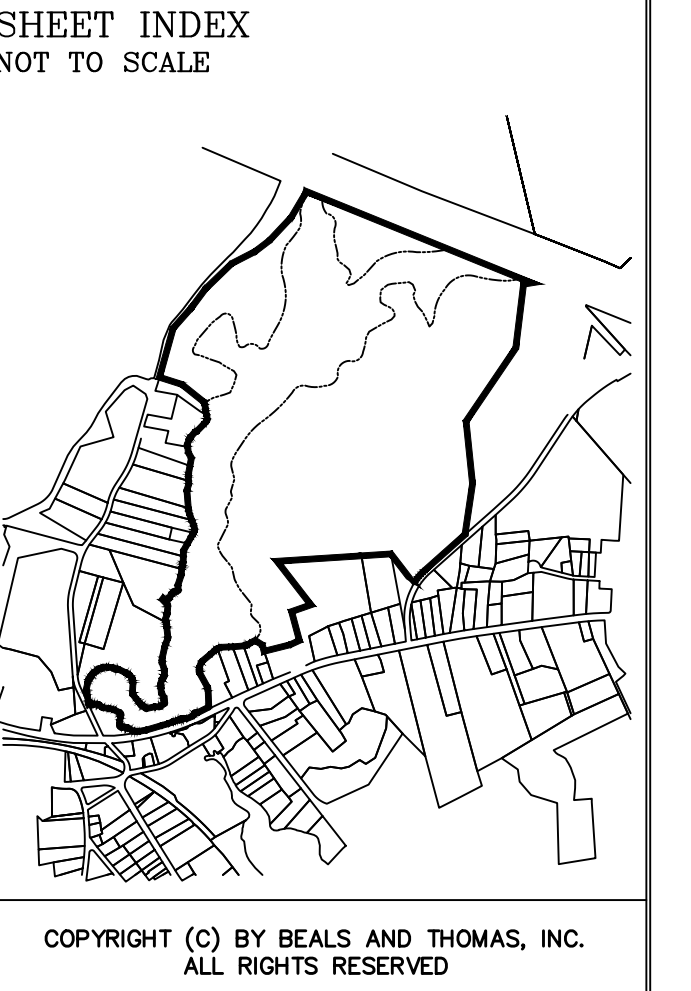
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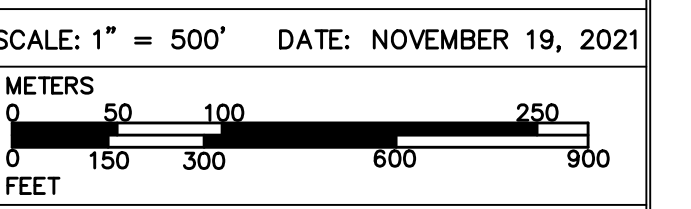
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AERIAL EXHIBIT PLAN

B+T JOB NO. 1833.109
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C10.0