



November 22, 2021

Richard Swenson, Chair  
c/o Kenneth Buckland and Sonia Raposo  
Wareham Planning Board  
54 Marion Road  
Wareham, Massachusetts 02571

Via: Hand Delivery at Public Meeting

Reference: Definitive Subdivision Plan  
Rocky Maple Lane  
Off Carver Road  
Wareham, Massachusetts  
B+T Project No. 3203.02

Dear Chairman Swenson and Members of the Board:

On behalf of the applicant, Brett Meredith, owner of Rocky Maple Cranberry, Co., Beals and Thomas, Inc. (B+T) respectfully submits the enclosed Definitive Subdivision Plan for property located off Carver Road in Wareham, Massachusetts. The Property can be further identified as Assessors Map ID 104-1049A, 104-1049B, 104-1049D, and 104-1050A.

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.

As instructed by Planning staff, nine copies of the Form C application and attachments, copies of the plans (three full-sized and nine 11x17) and three copies of the stormwater report are enclosed. Additionally, a check payable to the Town of Wareham in the amount of \$1,332.00 for the creation of three lots in accordance with the Wareham Subdivision Rules and Regulations is also enclosed.

Please note that certain plans were prepared at a modified scale, consistent with what the Planning Board may allow under the Town of Wareham Subdivision Rules & 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 was 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. If the Planning Board would prefer to have all sheets at 1"=40' scale, the Applicant will provide the significantly greater number of sheets that would entail.

We further understand that, in our continued coordination with the Town Planner, that mylar copies of plans will be provided to the Planning Board later in the review 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](http://www.bealsandthomas.com) | F 508.366.4391

Regional Office  
32 Court Street  
Plymouth, MA 02360

Richard Swenson, Chair  
Wareham Planning Board  
November 22, 2021  
Page 2

A copy of 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 Board will provide copies of this Definitive Subdivision Plan to other municipal departments as required. We further understand that the Planning Board will undertake the required legal notice of this Definitive Subdivision Plan and have enclosed a check in the amount of \$100.00 payable to the Wareham Week for that purpose. Lastly, a check in the amount of \$76.47 is included for the abutter notification as discussed with Planning staff.

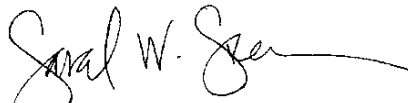
Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this plan and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



Matthew Cote, PE  
Senior Civil Engineer



Sarah W. Stearns, PWS  
Associate

Enclosures:     \$1,332.00 check payable to Town of Wareham  
                      \$100.00 check payable to Wareham Week  
                      \$76.47 check payable to Town of Wareham for abutter notification  
                      Nine copies of Application including:

- Form C
- Street Name Application Form
- Tax Verification Form
- Two copies Certified Abutter List
- Two copies of each applicable deed
- 11x17 copy of Definitive Subdivision Plan Set

                      Three copies of Stormwater Report  
                      Three copies of full-size Definitive Subdivision Plan Set

cc:     Wareham Town Clerk (via Registered Mail)  
          Wareham Board of Health (via Certified Mail)  
          Brett Meredith, Rocky Maple Cranberry Co. (via US Mail)

SWS/amg/aak/320302PT001

Form C

APPLICATION FOR APPROVAL OF  
DEFINITIVE SUBDIVISION PLAN

November 22, 20 21

To the Planning Board of the City/Town of Wareham

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: Rocky Maple Lane

by Beals and Thomas, Inc., dated 11-19-21

and described as follows: the creation of 3 lots, shared access drive and cul-de-sac, located off Carver Road, number of lots

proposed 3 total acreage of tract approx 77 acres, 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 James E. Croke

by deed dated September 16, 2008 and recorded in the Plymouth District Registry of Deeds Book 36362, 25064 page 253, 162, 173, 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  has not ( ) evolved from a preliminary plan submitted to the Board on May 3, 20 21 and approved (with modifications) (  ) (disapproved) ( ) on May 24, 20 21.

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 \_\_\_\_\_

Treasurers office: \_\_\_\_\_

Applicant's signature 

Applicant's address Brett Meredith  
PO Box 359, Carver, MA 02330

Applicant's phone # 508-726-4923

Owner's signature and address if not the applicant or applicant's authorization if not the owner

Date: \_\_\_\_\_

Check-list of items to be submitted with application:

1. \_\_\_\_\_ Form C application
2. \_\_\_\_\_ Application fee:  
Amount submitted: \$ \_\_\_\_\_
3. \_\_\_\_\_ Original plan: # of sheets \_\_\_\_\_
4. \_\_\_\_\_ Copies of plan: # of copies \_\_\_\_\_
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  Site Plan Review \_\_\_\_\_

Date stamped in \_\_\_\_\_ Date decision in due \_\_\_\_\_

Applicant's name(s) Brett Meredith

Applicant's address P.O. Box 359, Carver, MA 02330

Telephone number 508-726-4923

Address of property off Carver Road

Landowner's name Same as Applicant

Owner's address \_\_\_\_\_

Telephone number \_\_\_\_\_

Contact person Matthew Cote, PE Telephone 508-366-0560

Map # 104 1049A, 1049B, 1049D, 1050A  
Lot # \_\_\_\_\_ Zone R60

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments (state reasons for denial or stipulations of approval)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Conditions for: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Name of Subdivision or Project: Definitive Subdivision: Rocky Maple Lane

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APPLICATION:      FORM A \_\_\_\_\_      FORM B \_\_\_\_\_      FORM C   X    
                                     SITE PLAN REVIEW \_\_\_\_\_      OTHER \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

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: \_\_\_\_\_

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STREET NAME PROPOSED AND ACCEPTED: \_\_\_\_\_

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Conditions for: \_\_\_\_\_

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**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



**Town of Wareham  
Street Name Application Form**

Application Date: 11-22-21

**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, Rocky Maple Lane and dated 11-19-21.

**Proposed Street name(s):**

**Alternative name(s):**

\_\_\_\_\_  
Rocky Maple Lane  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Address: Brett Meredith  
PO Box 359, Carver, MA 02330

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

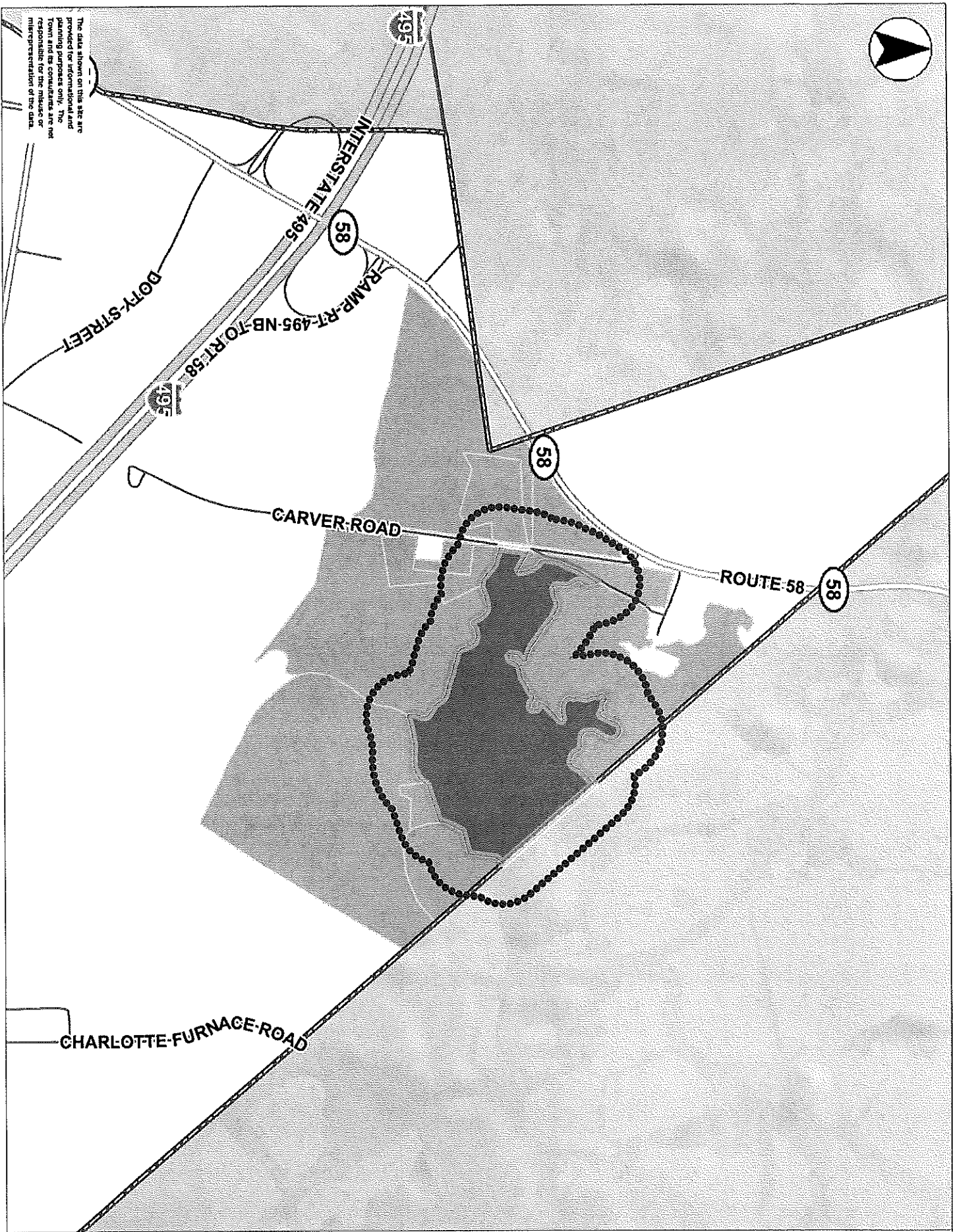
**PLANNING BOARD**  
**TAX VERIFICATION FORM**

This verifies that Roky Maple Cranb - (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 Meredith, Brett (name of property owner) is up-to-date on taxes on all properties he/she owns in the Town of Wareham.

Bridgette Benoit 11/2/2021  
John Foster, Tax Collector

104-1049 A  
104-1049 B  
104-1050 A  
104-1049 D

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
103-1019/A	RINTA PAUL E	RINTA LINDA A	34 N CARVER RD	W WAREHAM	MA	02576
103-1036	SELLON DEBORAH G		15 NORTH CARVER RD	W WAREHAM	MA	02576
104-1048/A	MCCULLEY ROBERT M		349 MAPLE ST	W BARNSTABLE	MA	02668
104-1049/A	MEREDITH BRETT W		PO BOX 359	CARVER	MA	02330
104-PT/A	SLOCUM-GIBBS CRANBERRY CO		PO BOX 6	S CARVER	MA	02366
104-1050/B	SELLON LORING W		15 NORTH CARVER RD	W WAREHAM	MA	02576
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 11/2/2021						
<i>W. Paul Adams</i>						
ASSESSORS OFFICE						
REQUESTED BY						
SARAH STEARNES PWS						
508 858-1601						
SSTEARNS@BEALSANDTHOMAS.COM						



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 this data.



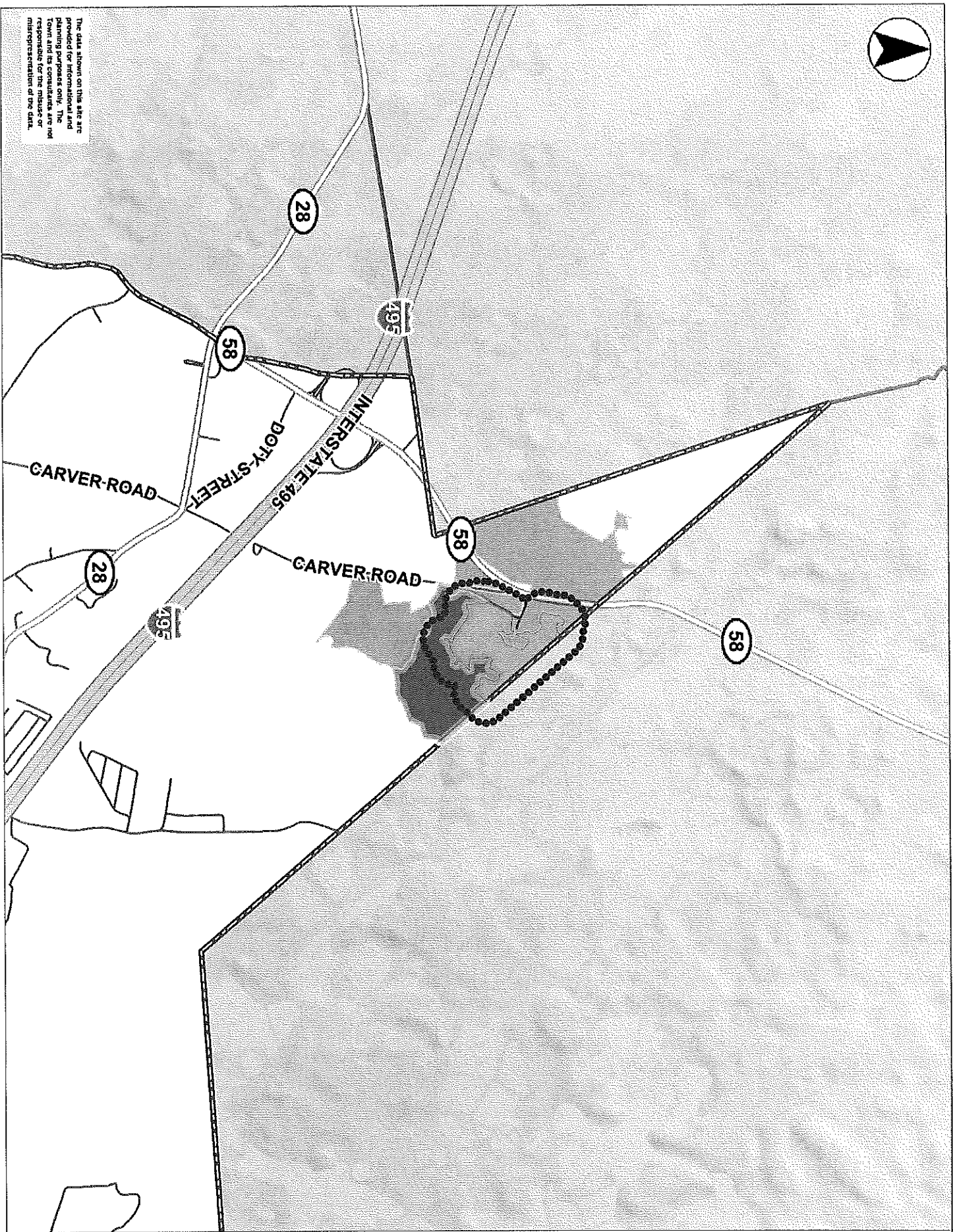
Printed on 11/02/2021 at 11:23 AM

- 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

MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
TOWN OF WAREHAM ABUTTERS						
MAP 104 LOT 1049/B 300'						
OWNER BRETT W MEREDITH						
103-1038	BARLOW CINDY A		19 EAST BAR LE DOC DR	CORPUS CHRISTI TX	TX	78414
103-1036	SELLON DEBORAH G		15 NORTH CARVER RD	W WAREHAM	MA	02576
104-1046	RINTA PAUL E	RINTA LINDA A	34 NO CARVER RD	W WAREHAM	MA	02576
104-1049/B	MEREDITH BRETT W		PO BOX 359	CARVER	MA	02330
104-1050/B	SELLON LORING W		15 NORTH CARVER RD	W WAREHAM	MA	02576
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 11/2/2021						
<i>By Kevin Adams</i>						
ASSESSORS OFFICE						
REQUESTED BY						
SARAH STEARNES PWS						
508 858-1601						
SSTEARNES@BEALSANDTHOMAS.COM						



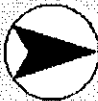
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for any misuse or misrepresentation of the data.



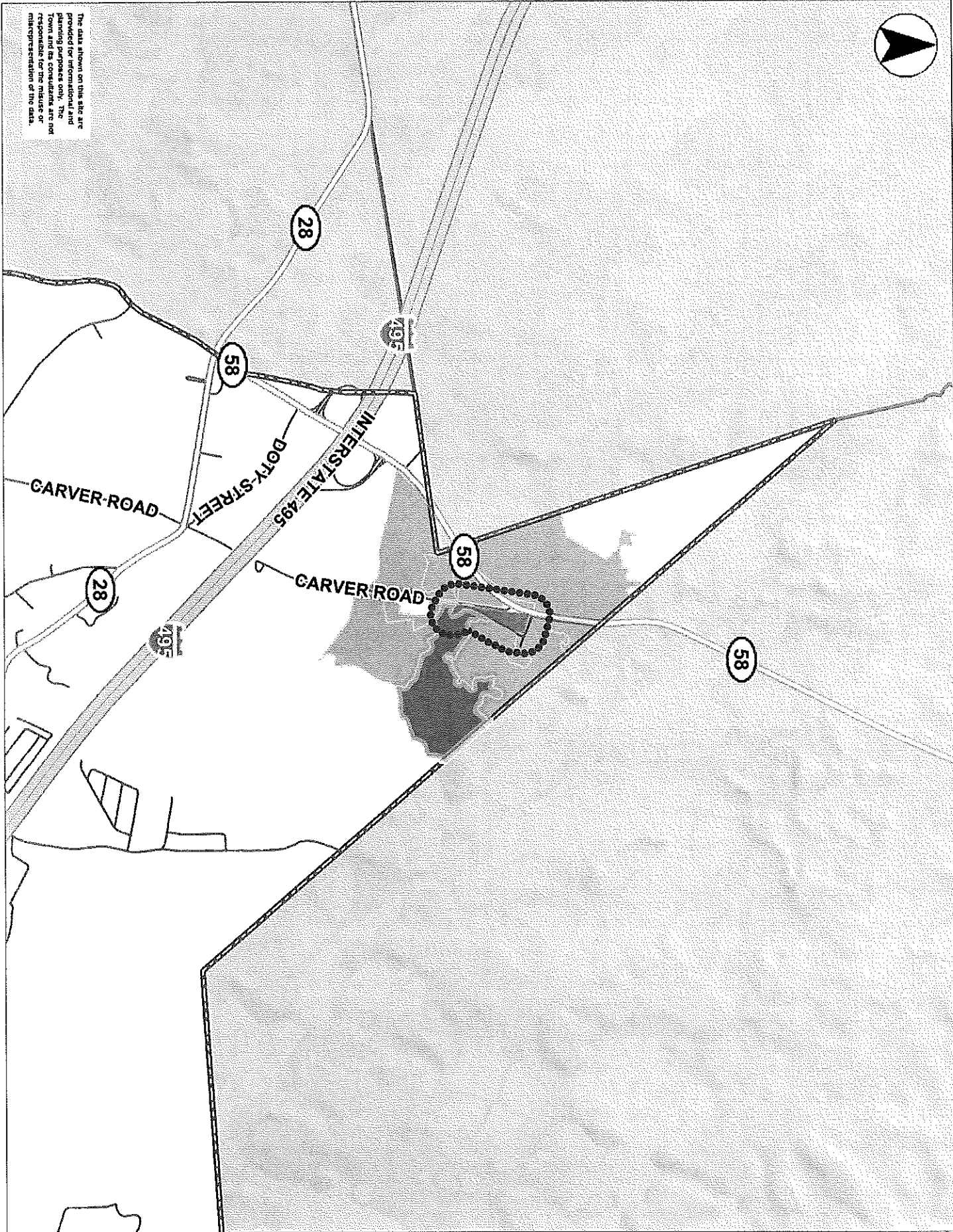
Printed on 11/02/2021 at 11:45 AM

- MA Police
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
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  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns





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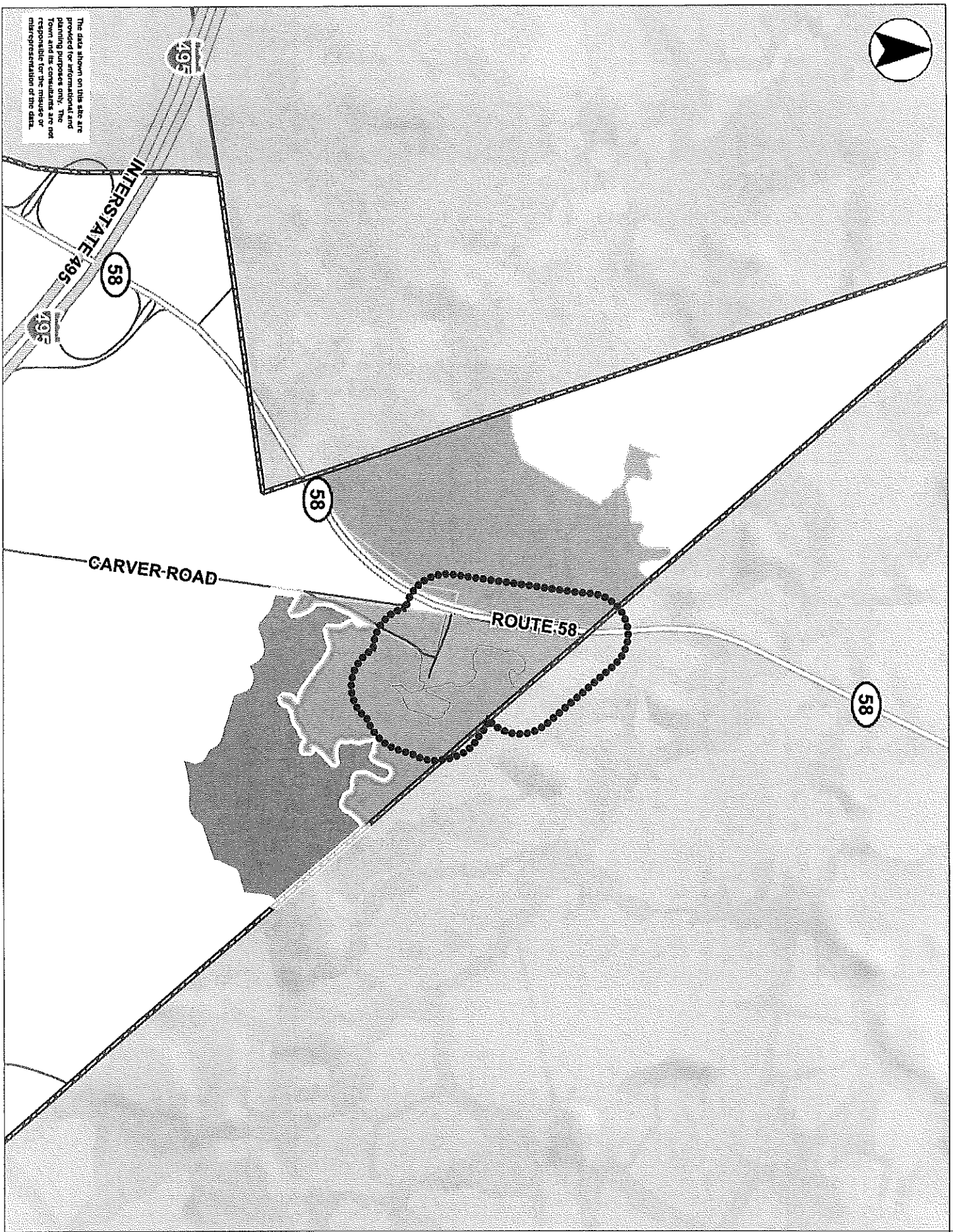


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- MA Places
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  - Police Station
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  - Public Library
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- Buildings
- Parcels
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  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns



TOWN OF WAREHAM ABUTTERS								
MAP 104 LOT 1049/D 300'								
OWNER BRETT W MEREDITH								
<b>MAP &amp; LOT</b>	<b>OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>	<b>ZIP CODE</b>			
103-1038	BARLOW CINDY A	19 EAST BAR LE DOC DR	CORPUS CHRISTI	TX	78414			
104-1050/B	SELLON LORING W	15 N CARVER RD	W WAREHAM	MA	02576			
104-1049/D	MEREDITH BRETT W	PO BOX 359	CARVER	MA	02330			
CERTIFIED ABUTTERS AS THEY								
APPEAR ON OUR TAX ROLLS								
AS OF 11/02/2021								
<i>by Kevin Alessi</i>								
ASSESSORS OFFICE								
REQUESTED BY								
SARAH STEARNS, PWS								
508 858-1601								
SSTEARNS@BEALSANDTHOMAS.COM								



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the fitness or misrepresentation of the data.

**MA Places**

- Fire Station
- Police Station
- Post Office
- Public Library
- School

**Buildings**

- Parcels

**Town Boundary**

- MA Highway
- Interstate
- US Highway

**Streets**

- Numbered Routes

**Bathymetry**

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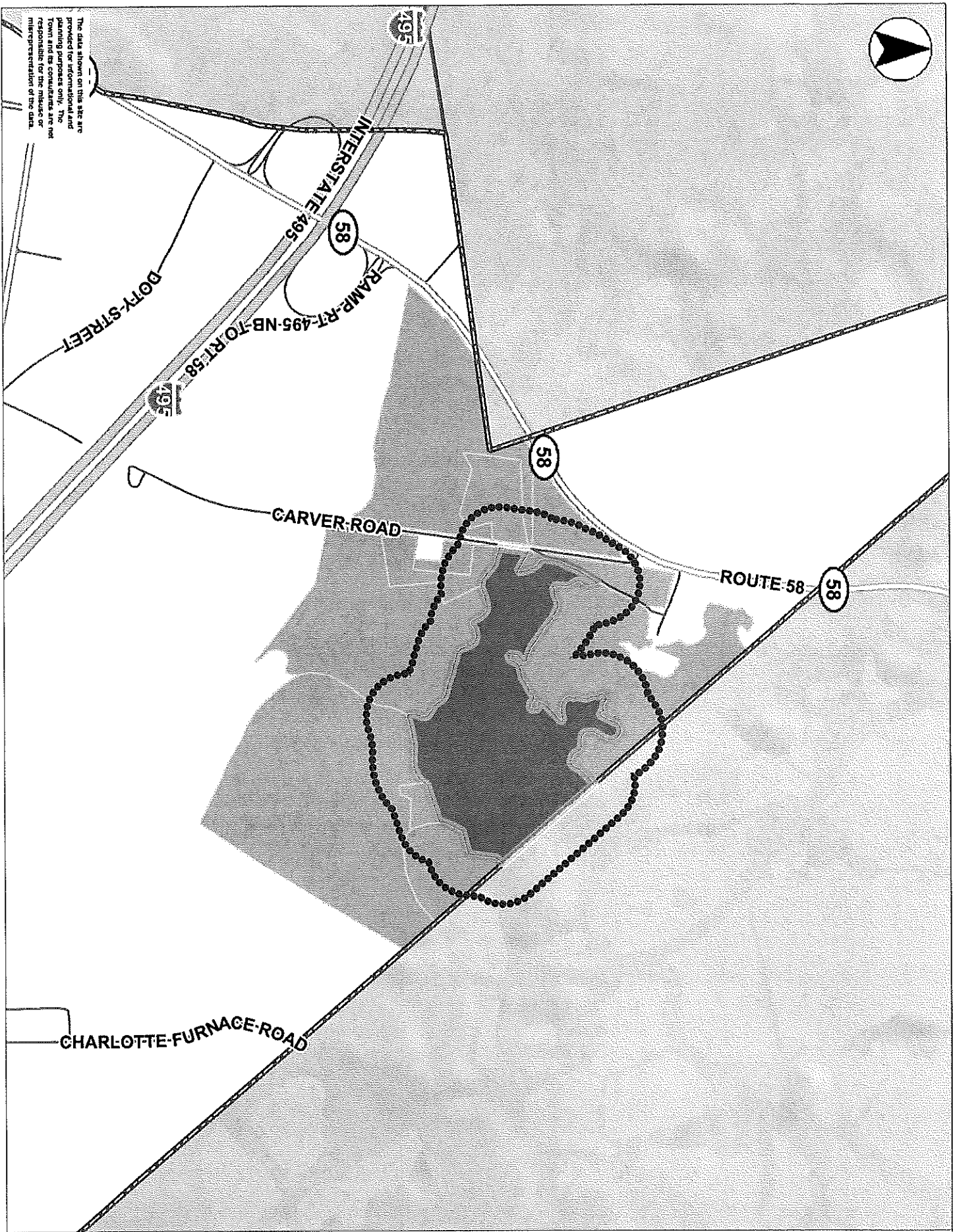
**Abutting Town Labels**

- Abutting Towns



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MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
103-1019/A	RINTA PAUL E	RINTA LINDA A	34 N CARVER RD	W WAREHAM	MA	02576
103-1036	SELLON DEBORAH G		15 NORTH CARVER RD	W WAREHAM	MA	02576
104-1048/A	MCCULLEY ROBERT M		349 MAPLE ST	W BARNSTABLE	MA	02668
104-1049/A	MEREDITH BRETT W		PO BOX 359	CARVER	MA	02330
104-PT/A	SLOCUM-GIBBS CRANBERRY CO		PO BOX 6	S CARVER	MA	02366
104-1050/B	SELLON LORING W		15 NORTH CARVER RD	W WAREHAM	MA	02576
CERTIFIED ABUTTERS AS THEY APPEAR ON OUR TAX ROLLS AS OF 11/2/2021						
71. <i>Royal Adams</i>						
ASSESSORS OFFICE						
REQUESTED BY						
SARAH STEARNES PWS						
508 858-1601						
SSTEARNS@BEALSANDTHOMAS.COM						



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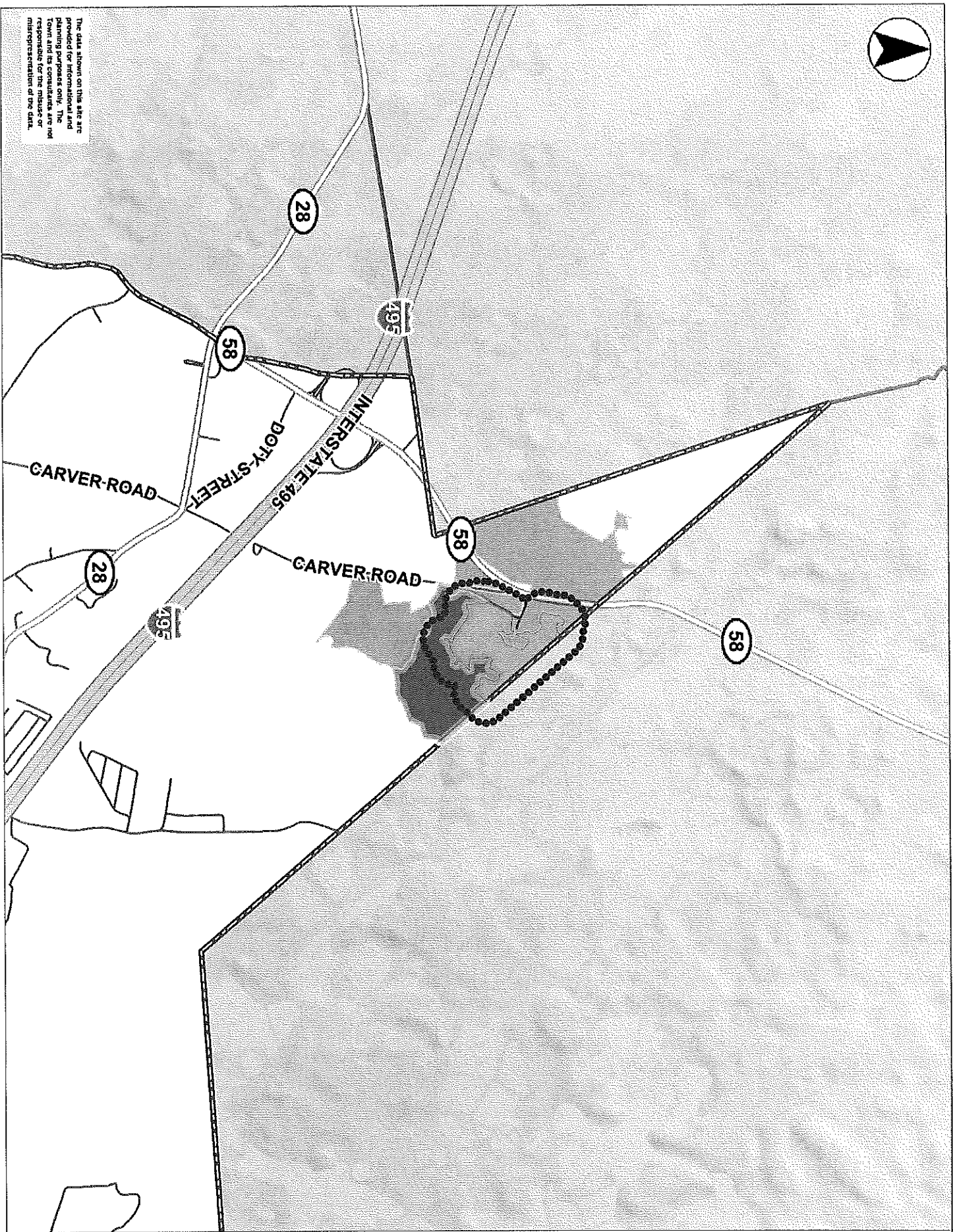
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- MA Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Buildings
- Parcels
- Town Boundary
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  - US Highway
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  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns

TOWN OF WAREHAM ABUTTERS						
MAP 104 LOT 1049/B 300'						
OWNER BRETT W MEREDITH						
<b>MAP &amp; LOT</b>	<b>OWNER</b>	<b>CO-OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>	<b>ZIP CODE</b>
103-1038	BARLOW CINDY A		19 EAST BAR LE DOC DR	CORPUS CHRISTI	TX	78414
103-1036	SELLON DEBORAH G		15 NORTH CARVER RD	W WAREHAM	MA	02576
104-1046	RINTA PAUL E	RINTA LINDA A	34 NO CARVER RD	W WAREHAM	MA	02576
104-1049/B	MEREDITH BRETT W		PO BOX 359	CARVER	MA	02330
104-1050/B	SELLON LORING W		15 NORTH CARVER RD	W WAREHAM	MA	02576
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 11/2/2021						
<i>By Kevin Adams</i>						
ASSESSORS OFFICE						
REQUESTED BY						
SARAH STEARNES PWS						
508 858-1601						
SSTEARNS@BEALSANDTHOMAS.COM						

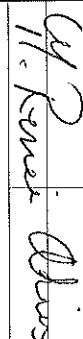


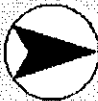
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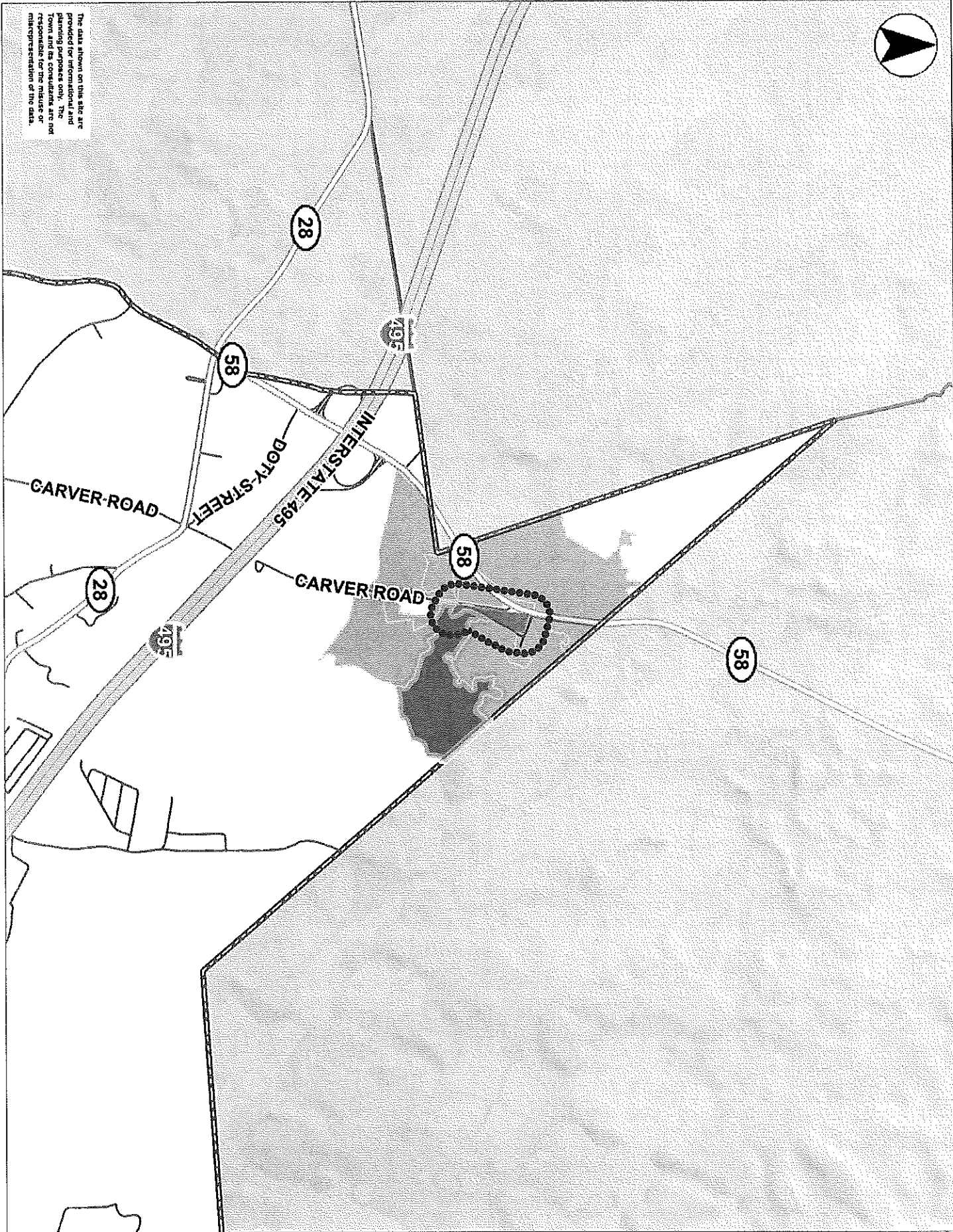
Printed on 11/02/2021 at 11:45 AM

- MA Police
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  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns

TOWN OF WAREHAM ABUTERS							
MAP 104-1050/A							
OWNER BRETT W MEREDITH							
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE	
103-1019/A	RINTA PAUL E	RINTA LINDA A	34 N CARVER RD	W WAREHAM	MA	02576	
103-1038	BARLOW CINDY A		19 EAST BAR LE DOC DR	CORPUS CHRISTI	TX	78414	
103-1036	SELLON DEBORAH G		15 NORTH CARVER RD	W WAREHAM	MA	02576	
104-1050/A	MEREDITH BRETT W		PO BOX 359	CARVER	MA	02330	
104-1050/B	SELLON LORING W		15 N CARVER RD	W WAREHAM	MA	02576	
CERTIFIED ABUTERS AS THEY							
APPEAR ON OUR TAX ROLLS							
AS OF 11/02/2021							
 <i>W. Renee Davis</i>							
ASSESSORS OFFICE							
REQUESTED BY							
SARAH STEARNS, PWS							
508 858-1601							
SSTEARNNS@BEALSANDTHOMAS.COM							



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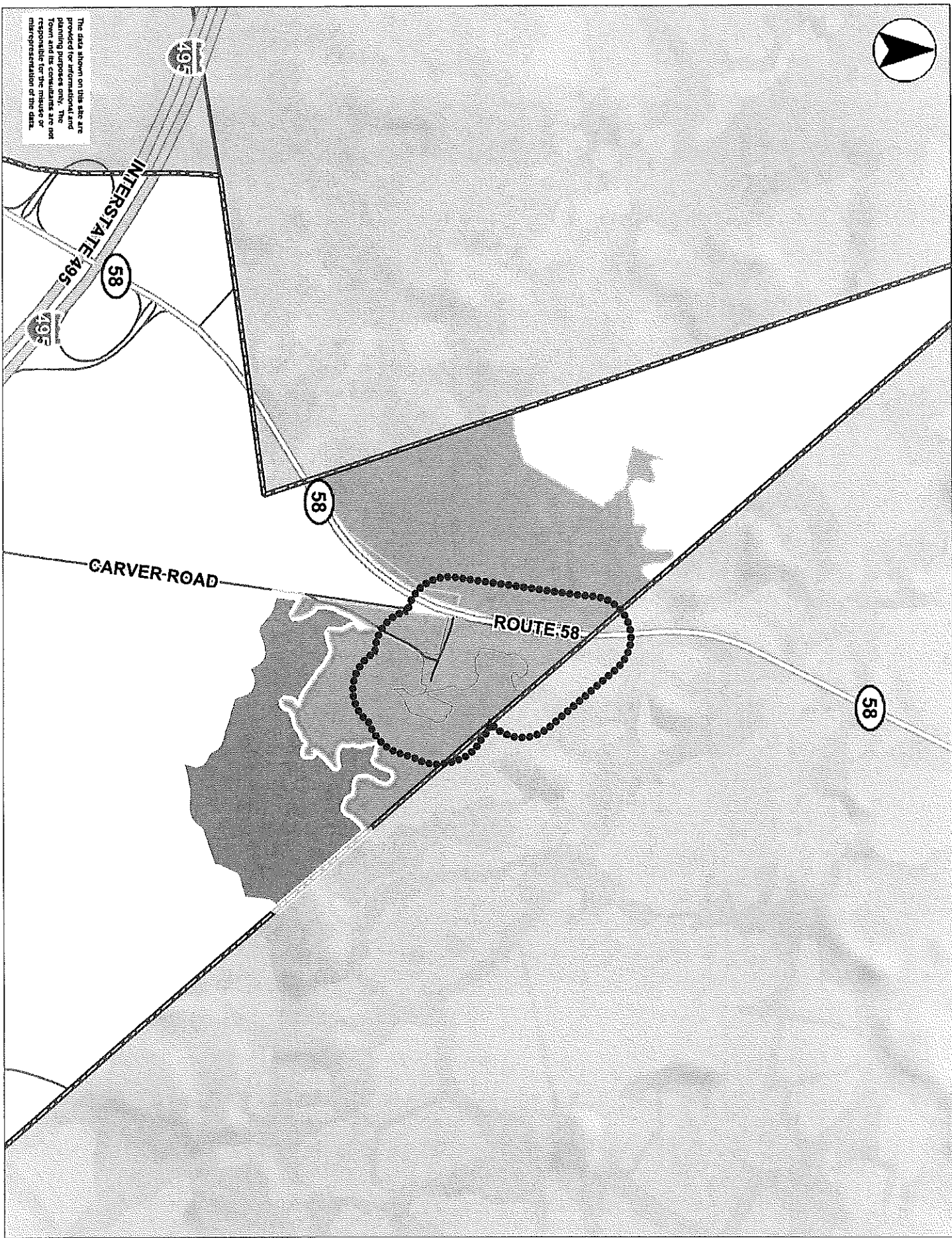


Printed on 11/02/2021 at 12:41 PM

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  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
  - Abutting Towns



TOWN OF WAREHAM ABUTTERS						
MAP 104 LOT 1049/D 300'						
OWNER BRETT W MEREDITH						
<b>MAP &amp; LOT</b>	<b>OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>	<b>ZIP CODE</b>	
103-1038	BARLOW CINDY A	19 EAST BAR LE DOC DR	CORPUS CHRISTI	TX	78414	
104-1050/B	SELLON LORING W	15 N CARVER RD	W WAREHAM	MA	02576	
104-1049/D	MEREDITH BRETT W	PO BOX 359	CARVER	MA	02330	
CERTIFIED ABUTTERS AS THEY						
APPEAR ON OUR TAX ROLLS						
AS OF 11/02/2021						
	<i>By: Kevin Ahrens</i>					
ASSESSORS OFFICE						
<b>REQUESTED BY</b>						
SARAH STEARNS, PWS						
508 858-1601						
SSTEARNS@BEALSANDTHOMAS.COM						



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Printed on 11/02/2021 at 01:05 PM

**MA Places**

- Fire Station
- Police Station
- Post Office
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- School

**Buildings**

- Parcels

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- MA Highway
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**Streets**

- Numbered Routes

**Bathymetry**

- 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

RECORD AND RETURN TO:  
Robert E. Allen, Jr., Esquire  
P. O. Box 272  
Middleboro, MA 02346-0272

98802  
Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
08 MAY 2003 09:43AM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 25064 Pg 162-164

QUITCLAIM DEED

We, PAUL E. RINTA and LINDA A. RINTA, husband and wife, both of the Town of Wareham, County of Plymouth, and Commonwealth of Massachusetts, for consideration paid and in consideration of Two Hundred Twenty-five Thousand and No/100 (\$225,000.00) Dollars, grant to BRETT W. MEREDITH, of 87 Spruce Street, Middleboro, MA 02346, with QUITCLAIM COVENANTS,

The land in the Town of Wareham, County of Plymouth, and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the easterly sideline of Carver Road, also known as Route 58 in the Town of Wareham; said point being situated N. 7° 38' 02" E., of and 98.65 feet distance from the most northerly corner of the lot shown on a plan entitled: "Plan of Land Prepared For Philip H. Gibbs, Route 58 & Carver Road, West Wareham, MA, Scale: 1" = 60', October 21, 1992" by Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA and recorded as Plan No. 29 of 1993 in the Plymouth County Registry of Deeds; (the above referenced bearing of N. 07° 38' 02" E., is the extension of the easterly street line of Carver Road as shown on the plan but which has been adjusted to the Massachusetts Coordinate System, NAD '27.)

thence S. 80° 01' 08" E., a distance of 500.61 feet;

thence S. 10° 31' 38" E., a distance of 167.78 feet;

thence S. 79° 24' 44" E., a distance of 179.61 feet;

thence in the middle line of a dike, S. 61° 54' 37" E., a distance of 465.45 feet;

thence in the general line of an existing bog road, the following fourteen courses:

S. 29° 15' 23" E., a distance of 29.30 feet;

S. 07° 17' 37" E., a distance of 132.84 feet;

S. 03° 47' 33" E., a distance of 76.92 feet;

S. 23° 22' 47" E., a distance of 37.84 feet;

S. 52° 12' 29" E., a distance of 34.70 feet;

S. 81° 22' 38" E., a distance of 55.57 feet;

S. 69° 44' 52" E., a distance of 31.71 feet;

S. 51° 01' 09" E., a distance of 53.61 feet;

**CANCELLED**  
PLYMOUTH  
DEEDS REG#18  
PLYMOUTH

05/08/03 9:26AM 01  
000000 #5960  
FEE \$1026.00  
CASH \$1026.00

S. 62° 44' 48" E., a distance of 45.88 feet;

N. 86° 49' 33" E., a distance of 32.00 feet;

N. 50° 33' 53" E., a distance of 39.86 feet;

N. 30° 13' 18" E., a distance of 49.45 feet;

N. 36° 50' 13" E., a distance of 44.66 feet;

N. 45° 40' 15" E., a distance of 69.89 feet;

thence leaving the general line of the bog road and running S. 62° 31' 47" E., a distance of 77.54 feet to a point in the Town Line separating the Towns of Carver and Wareham;

thence in said Town Line S. 41° 19' 06" E., a distance of 300 feet, more or less, to the Weweantic River;

thence Southerly in line of said Weweantic River, approximately 2,250 feet to land now or formerly of Paul E. Rinta and Linda A. Rinta as described in a deed recorded with Plymouth County Registry of Deeds at Book 3898, Page 120;

thence turning and running Northerly and Westerly in line of a brook by land of Rinta to a point in the Easterly sideline of said Carver Road;

thence turning and running Northerly in line of said road to the point and place of beginning.

Intending to convey and hereby conveying all land easterly of the Carver Road and being known as Wareham Assessors Sheet 104, Lots 1049A (part thereof), Lot 1049B (part thereof), and 1049C (part thereof).

The above described courses are all based on the Massachusetts Coordinate System, North American Datum of 1927.

This conveyance is made together with the common right to use the existing bog access roads and dikes wherever they are encountered and required along the above-described line of division. Said line forms a common bound with land now or formerly of James E. Croke.


Together with the right to use the bog road running along said northerly division line for all purposes incident to cranberry horticulture on land now or formerly of James E. Croke abutting to the North.


Property Address:

20 & 26 North Carver Road  
Wareham, MA 02571  
Assessor's Map 104, Lots 1049-A and 1049-B

Being a portion of the premises conveyed to Paul E. Rinta and Linda A. Rinta by deed of Philip H. Gibbs, Individually and as Trustee of the P.H.G. Trust and Jean O. Gibbs, Individually and as Trustee of the J.O.G. Trust dated January 22, 1993 and recorded in the Plymouth County Registry of Deeds at Book 11608, Page 230.

WITNESS our hands and seals this 28<sup>th</sup> day of April, 2003.

  
\_\_\_\_\_  
Paul E. Rinta

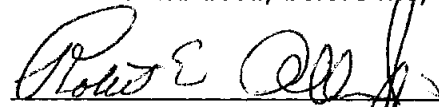
  
\_\_\_\_\_  
Linda A. Rinta

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS:

April 28, 2003

Then personally appeared the above-named PAUL E. RINTA and LINDA A. RINTA and acknowledged the foregoing instrument to be their free act and deed, before me,

  
\_\_\_\_\_  
Robert E. Allen, Jr., Notary Public  
My Commission Expires: 7/26/07

QUITCLAIM DEED

We, PAUL E. RINTA and LINDA A. RINTA, husband and wife, both of the Town of Wareham, County of Plymouth, and Commonwealth of Massachusetts, for consideration paid and in consideration of One Hundred Seventy-five Thousand and No/100 (\$175,000.00) Dollars, grant to BRETT W. MEREDITH, of 87 Spruce Street, Middleboro, MA 02346, with QUITCLAIM COVENANTS,

The land situated in the Town of Wareham on the easterly side of Carver Road near the intersection of the 1964 Layout of Route 58 with the 1903 Layout of Carver Road consisting of 3.8 Acres, more or less, and being shown on a plan entitled: "Plan of Land Prepared For Philip H. Gibbs, Route 58 & Carver Road, West Wareham, MA, Scale: 1" = 60', Date: Oct. 21, 1992" by Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA and being more particularly described as follows:

Beginning at a point in the easterly sideline of Carver Road at the most southerly corner of the parcel to be described;

thence in the easterly sideline of Carver Road, N. 7° 48' 18" E., a distance of 1080.00 feet to land now or formerly of Ruel Gibbs and Others;

thence in line of land of said Ruel Gibbs and Others, S. 73° 35' 42" E., a distance of 280.20 feet;

thence S. 8° 33' 18" W., a distance of 170.00 feet to a point at the edge of the Cranberry Bog owned now or formerly by Samuel B. Gibbs and others;

thence Southwesterly, Southerly, and Easterly in the line of said Cranberry Bog to a locust stake with stones about it;

thence in line of land now or formerly of Ruel B. Gibbs and Others, N. 89° 46' 42" W., a distance of 159.1 feet to the point of beginning.

Being the second of two parcels described in a deed from Homer Gibbs to Mildred H. Gibbs dated December 14, 1959, recorded in Plymouth County Registry of Deeds at Book 2747, Page 498.

There is excepted from this conveyance the following described parcel of land with the barn thereon:

Beginning at a point in the easterly sideline of Carver Road as shown on the above mentioned plan; said point being N. 7° 48' 18" E., of and 500.00 feet distant from the beginning and most southerly point of the land first described above;

thence in the easterly sideline of Carver Road, N. 7° 48' 18" E., a distance of 180.00 feet;

thence S. 63° 26' 42" E., a distance of 124.14 feet;

thence S. 26° 33' 18" W., a distance of 147.95 feet;

thence N. 82° 11' 42" W., a distance of 70.00 feet to the point of beginning.

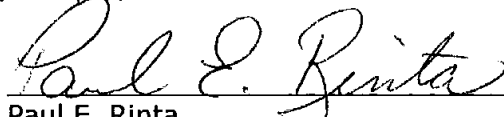
Containing 0.36 Acres, more or less.

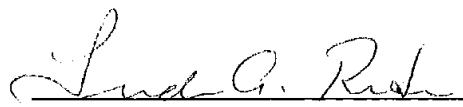
Property Address:

18 North Carver Road  
Wareham, MA 02571  
Assessor's Map 104, Lot 1050-A

Being a portion of the premises conveyed to Paul E. Rinta and Linda A. Rinta by deed of Philip H. Gibbs, Individually and as Trustee of the P.H.G. Trust and Jean O. Gibbs, Individually and as Trustee of the J.O.G. Trust dated January 26, 1993 and recorded in the Plymouth County Registry of Deeds at Book 11608, Page 230.

WITNESS our hands and seals this 28<sup>th</sup> day of April, 2003.

  
\_\_\_\_\_  
Paul E. Rinta

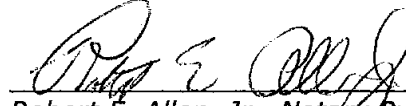
  
\_\_\_\_\_  
Linda A. Rinta

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS:

April 28, 2003

Then personally appeared the above-named PAUL E. RINTA and LINDA A. RINTA and acknowledged the foregoing instrument to be their free act and deed, before me,

  
\_\_\_\_\_  
Robert E. Allen, Jr., Notary Public  
My Commission Expires: 7/26/07

PLYMOUTH  
REGISTRY  
CANCELLED  
PLYMOUTH

05/08/03 9:27AM 01  
000000 #5961  
FEE \$798.00  
CASH \$798.00

77083  
Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
16 SEP 2008 03:50PM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 36362 Pg 253-255

PLYMOUTH  
DEEDS  
PLYMOUTH  
**CANCELLED**

09/16/08 3:49PM 01  
000000 #1206  
FEE \$1026.00  
CASH \$1026.00

### QUITCLAIM DEED

**James E. Croke**

for \$225,000.00 consideration paid

grants to **Brett W. Meredith**

of P.O. Box 911  
South Carver, MA 02366

**with quitclaim covenants**

A certain parcel or track of land situated in the Town of Wareham and Carver, County of Plymouth, and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the easterly sideline of Carver Road, also known as Route 58 in the Town of Wareham; said point being situated N. 7° 38' 02" E., of 98.65 feet distance from the most northerly corner on the lot shown on a plan entitled: " Plan of Land Prepared for Phillip H. Gibbs, Route 58 & Carver Road, West Wareham, MA., scale 1" = 60', October 21, 1992 by Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA., and recorded as Plan No 29 of 1993 in Plymouth County Registry of Deeds; ( the above referenced bearing of N. 07° 38' 02" E., is the extension of the easterly street line of Carver Road as shown on the plan but which has been adjusted to the Massachusetts Coordinate System, NAD '27.)

Thence S. 80° 01' 08" E., a distance of 500.61 feet;

Thence S. 10° 31' 38" E., a distance of 167.78 feet;

Thence S. 79° 24' 44" E., a distance of 179.61 feet;

Thence in the middle line of a dike, S. 61° 54' 37" E., a distance of 465.45 feet;

Thence in the general line of an existing bog road, the following fourteen courses:

S. 29° 15' 23" E., a distance of 29.30 feet;

Tremont St. Carver + Carver Rd. Wareham, MA



S. 07° 17' 37" E., a distance of 132.84 feet;  
S. 03° 47' 33" E., a distance of 76.92 feet;  
S. 23° 22' 47" E., a distance of 37.84 feet;  
S. 52° 12' 29" E., a distance of 34.70 feet;  
S. 81° 22' 38" E., a distance of 55.57 feet;  
S. 69° 44' 52" E., a distance of 31.71 feet;  
S. 51° 01' 09" E., a distance of 53.61 feet;  
S. 62° 44' 48" E., a distance of 45.88 feet;  
N. 86° 49' 33" E., a distance of 32.00 feet;  
N. 50° 33' 53" E., a distance of 39.86 feet;  
N. 30° 13' 18" E., a distance of 49.45 feet;  
N. 36° 50' 13" E., a distance of 44.66 feet;  
N. 45° 40' 15" E., a distance of 69.89 feet;

Thence leaving the general line of the bog road and running S. 62° 31' 47" E., a distance of 77.54 feet to a point in the Town Line separating the Towns of Carver and Wareham;

Thence in said Town Line S. 41° 19' 06" E., a distance of 300 feet, more or less, to the Weweantic River;

Thence following the course of said River northerly and northwesterly to a point in the easterly sideline of Tremont Street in Carver, where said River crosses Tremont Street;

Thence Southerly in line of Tremont Street and Carver Road approximately 1,200 feet more or less, to the point and place of beginning.

Intending to convey and hereby conveying all land Easterly of Carver – Tremont Road, bounded Northerly and Easterly by the Weweantic River and Southerly by land this day conveyed to Paul E. Rinta and Linda A. Rinta.

There is also conveyed a right in common with others, to use the bog road running easterly from Tremont Street and being the Southerly boundary of the lot conveyed. Said road may be used for all purposes incident to cranberry horticulture on land abutting the South and this day conveyed to said Rinta, et ux.

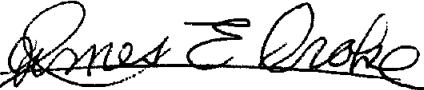
Intending to convey and hereby conveying the land known as Carver Assessors Sheet 128, Lots 7, 8, and 9, and Wareham Assessors Sheet 104, Lot 1049A ( part thereof), Lot 1049B (part thereof), and 1049C (part thereof), which are now shown as Lot 1049D.

**MEANING AND INTENDING TO CONVEY AND HEREBY CONVEYING, NO MATTER HOW IT MAY BE DESCRIBED ABOVE, ONLY ALL OF THE PROPERTY OWNED BY THE GRANTOR, JAMES E. CROKE LOCATED ON THE EASTERLY SIDE OF TREMONT STREET IN CARVER, MASSACHUSETTS AND ON THE EASTERLY SIDE OF CARVER ROAD IN WAREHAM, MASSACHUSETTS**

The above described property is a portion of the property described in a deed from Philip H. Gibbs, Trustee to James E. Croke dated January 22, 1993 and recorded at the Plymouth County Registry of Deeds in Book 11608, Page 262.

**PROPERTY ADDRESS:** Tremont Street, Carver, MA and Carver Road, Wareham, MA

Witness my hand and seal this September 16, 2008



**James E. Croke**

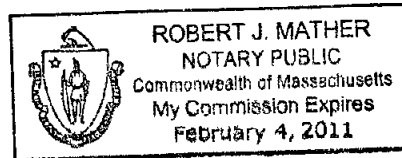
**THE COMMONWEALTH OF MASSACHUSETTS**

Plymouth: ss

On this September 16, 2008, before me, the undersigned notary public, personally appeared James E. Croke, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



**Robert J. Mather - Notary Public**



My commission expires: February 4, 2011

RECORD AND RETURN TO:  
Robert E. Allen, Jr., Esquire  
P. O. Box 272  
Middleboro, MA 02346-0272

98802  
Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
08 MAY 2003 09:43AM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 25064 Pg 162-164

QUITCLAIM DEED

We, PAUL E. RINTA and LINDA A. RINTA, husband and wife, both of the Town of Wareham, County of Plymouth, and Commonwealth of Massachusetts, for consideration paid and in consideration of Two Hundred Twenty-five Thousand and No/100 (\$225,000.00) Dollars, grant to BRETT W. MEREDITH, of 87 Spruce Street, Middleboro, MA 02346, with QUITCLAIM COVENANTS,

The land in the Town of Wareham, County of Plymouth, and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the easterly sideline of Carver Road, also known as Route 58 in the Town of Wareham; said point being situated N. 7° 38' 02" E., of and 98.65 feet distance from the most northerly corner of the lot shown on a plan entitled: "Plan of Land Prepared For Philip H. Gibbs, Route 58 & Carver Road, West Wareham, MA, Scale: 1" = 60', October 21, 1992" by Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA and recorded as Plan No. 29 of 1993 in the Plymouth County Registry of Deeds; (the above referenced bearing of N. 07° 38' 02" E., is the extension of the easterly street line of Carver Road as shown on the plan but which has been adjusted to the Massachusetts Coordinate System, NAD '27.)

thence S. 80° 01' 08" E., a distance of 500.61 feet;

thence S. 10° 31' 38" E., a distance of 167.78 feet;

thence S. 79° 24' 44" E., a distance of 179.61 feet;

thence in the middle line of a dike, S. 61° 54' 37" E., a distance of 465.45 feet;

thence in the general line of an existing bog road, the following fourteen courses:

S. 29° 15' 23" E., a distance of 29.30 feet;

S. 07° 17' 37" E., a distance of 132.84 feet;

S. 03° 47' 33" E., a distance of 76.92 feet;

S. 23° 22' 47" E., a distance of 37.84 feet;

S. 52° 12' 29" E., a distance of 34.70 feet;

S. 81° 22' 38" E., a distance of 55.57 feet;

S. 69° 44' 52" E., a distance of 31.71 feet;

S. 51° 01' 09" E., a distance of 53.61 feet;

**CANCELLED**  
PLYMOUTH  
DEEDS REG#18  
PLYMOUTH

05/08/03 9:26AM 01  
000000 #5960  
FEE \$1026.00  
CASH \$1026.00

S. 62° 44' 48" E., a distance of 45.88 feet;

N. 86° 49' 33" E., a distance of 32.00 feet;

N. 50° 33' 53" E., a distance of 39.86 feet;

N. 30° 13' 18" E., a distance of 49.45 feet;

N. 36° 50' 13" E., a distance of 44.66 feet;

N. 45° 40' 15" E., a distance of 69.89 feet;

thence leaving the general line of the bog road and running S. 62° 31' 47" E., a distance of 77.54 feet to a point in the Town Line separating the Towns of Carver and Wareham;

thence in said Town Line S. 41° 19' 06" E., a distance of 300 feet, more or less, to the Weweantic River;

thence Southerly in line of said Weweantic River, approximately 2,250 feet to land now or formerly of Paul E. Rinta and Linda A. Rinta as described in a deed recorded with Plymouth County Registry of Deeds at Book 3898, Page 120;

thence turning and running Northerly and Westerly in line of a brook by land of Rinta to a point in the Easterly sideline of said Carver Road;

thence turning and running Northerly in line of said road to the point and place of beginning.

Intending to convey and hereby conveying all land easterly of the Carver Road and being known as Wareham Assessors Sheet 104, Lots 1049A (part thereof), Lot 1049B (part thereof), and 1049C (part thereof).

The above described courses are all based on the Massachusetts Coordinate System, North American Datum of 1927.

This conveyance is made together with the common right to use the existing bog access roads and dikes wherever they are encountered and required along the above-described line of division. Said line forms a common bound with land now or formerly of James E. Croke.

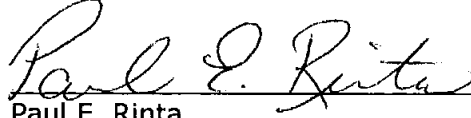
Together with the right to use the bog road running along said northerly division line for all purposes incident to cranberry horticulture on land now or formerly of James E. Croke abutting to the North.


Property Address:

20 & 26 North Carver Road  
Wareham, MA 02571  
Assessor's Map 104, Lots 1049-A and 1049-B

Being a portion of the premises conveyed to Paul E. Rinta and Linda A. Rinta by deed of Philip H. Gibbs, Individually and as Trustee of the P.H.G. Trust and Jean O. Gibbs, Individually and as Trustee of the J.O.G. Trust dated January 22, 1993 and recorded in the Plymouth County Registry of Deeds at Book 11608, Page 230.

WITNESS our hands and seals this 28<sup>th</sup> day of April, 2003.

  
Paul E. Rinta

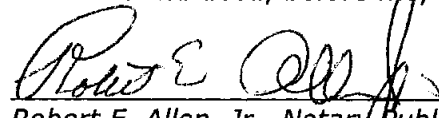
  
Linda A. Rinta

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS:

April 28, 2003

Then personally appeared the above-named PAUL E. RINTA and LINDA A. RINTA and acknowledged the foregoing instrument to be their free act and deed, before me,

  
Robert E. Allen, Jr., Notary Public  
My Commission Expires: 7/26/07

QUITCLAIM DEED

We, PAUL E. RINTA and LINDA A. RINTA, husband and wife, both of the Town of Wareham, County of Plymouth, and Commonwealth of Massachusetts, for consideration paid and in consideration of One Hundred Seventy-five Thousand and No/100 (\$175,000.00) Dollars, grant to BRETT W. MEREDITH, of 87 Spruce Street, Middleboro, MA 02346, with QUITCLAIM COVENANTS,

The land situated in the Town of Wareham on the easterly side of Carver Road near the intersection of the 1964 Layout of Route 58 with the 1903 Layout of Carver Road consisting of 3.8 Acres, more or less, and being shown on a plan entitled: "Plan of Land Prepared For Philip H. Gibbs, Route 58 & Carver Road, West Wareham, MA, Scale: 1" = 60', Date: Oct. 21, 1992" by Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA and being more particularly described as follows:

Beginning at a point in the easterly sideline of Carver Road at the most southerly corner of the parcel to be described;

thence in the easterly sideline of Carver Road, N. 7° 48' 18" E., a distance of 1080.00 feet to land now or formerly of Ruel Gibbs and Others;

thence in line of land of said Ruel Gibbs and Others, S. 73° 35' 42" E., a distance of 280.20 feet;

thence S. 8° 33' 18" W., a distance of 170.00 feet to a point at the edge of the Cranberry Bog owned now or formerly by Samuel B. Gibbs and others;

thence Southwesterly, Southerly, and Easterly in the line of said Cranberry Bog to a locust stake with stones about it;

thence in line of land now or formerly of Ruel B. Gibbs and Others, N. 89° 46' 42" W., a distance of 159.1 feet to the point of beginning.

Being the second of two parcels described in a deed from Homer Gibbs to Mildred H. Gibbs dated December 14, 1959, recorded in Plymouth County Registry of Deeds at Book 2747, Page 498.

There is excepted from this conveyance the following described parcel of land with the barn thereon:

Beginning at a point in the easterly sideline of Carver Road as shown on the above mentioned plan; said point being N. 7° 48' 18" E., of and 500.00 feet distant from the beginning and most southerly point of the land first described above;

thence in the easterly sideline of Carver Road, N. 7° 48' 18" E., a distance of 180.00 feet;

thence S. 63° 26' 42" E., a distance of 124.14 feet;

thence S. 26° 33' 18" W., a distance of 147.95 feet;

thence N. 82° 11' 42" W., a distance of 70.00 feet to the point of beginning.

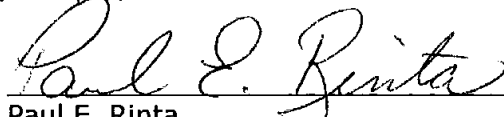
Containing 0.36 Acres, more or less.

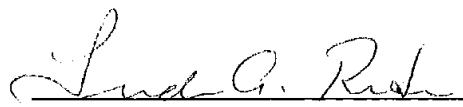
Property Address:

18 North Carver Road  
Wareham, MA 02571  
Assessor's Map 104, Lot 1050-A

Being a portion of the premises conveyed to Paul E. Rinta and Linda A. Rinta by deed of Philip H. Gibbs, Individually and as Trustee of the P.H.G. Trust and Jean O. Gibbs, Individually and as Trustee of the J.O.G. Trust dated January 26, 1993 and recorded in the Plymouth County Registry of Deeds at Book 11608, Page 230.

WITNESS our hands and seals this 28<sup>th</sup> day of April, 2003.

  
\_\_\_\_\_  
Paul E. Rinta

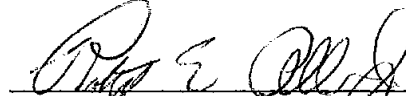
  
\_\_\_\_\_  
Linda A. Rinta

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS:

April 28, 2003

Then personally appeared the above-named PAUL E. RINTA and LINDA A. RINTA and acknowledged the foregoing instrument to be their free act and deed, before me,

  
\_\_\_\_\_  
Robert E. Allen, Jr., Notary Public  
My Commission Expires: 7/26/07

PLYMOUTH  
REGISTRY  
CANCELLED  
PLYMOUTH

05/08/03 9:27AM 01  
000000 #5961  
FEE \$798.00  
CASH \$798.00

77083  
Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
16 SEP 2008 03:50PM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 36362 Pg 253-255

PLYMOUTH  
DEEDS  
PLYMOUTH  
**CANCELLED**

09/16/08 3:49PM 01  
000000 #1206  
FEE \$1026.00  
CASH \$1026.00

### QUITCLAIM DEED

**James E. Croke**

for \$225,000.00 consideration paid

grants to **Brett W. Meredith**

of P.O. Box 911  
South Carver, MA 02366

**with quitclaim covenants**

A certain parcel or track of land situated in the Town of Wareham and Carver, County of Plymouth, and Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the easterly sideline of Carver Road, also known as Route 58 in the Town of Wareham; said point being situated N. 7° 38' 02" E., of 98.65 feet distance from the most northerly corner on the lot shown on a plan entitled: " Plan of Land Prepared for Phillip H. Gibbs, Route 58 & Carver Road, West Wareham, MA., scale 1" = 60', October 21, 1992 by Charles L. Rowley & Associates, Civil Engineers & Surveyors, West Wareham, MA., and recorded as Plan No 29 of 1993 in Plymouth County Registry of Deeds; ( the above referenced bearing of N. 07° 38' 02" E., is the extension of the easterly street line of Carver Road as shown on the plan but which has been adjusted to the Massachusetts Coordinate System, NAD '27.)

Thence S. 80° 01' 08" E., a distance of 500.61 feet;

Thence S. 10° 31' 38" E., a distance of 167.78 feet;

Thence S. 79° 24' 44" E., a distance of 179.61 feet;

Thence in the middle line of a dike, S. 61° 54' 37" E., a distance of 465.45 feet;

Thence in the general line of an existing bog road, the following fourteen courses:

S. 29° 15' 23" E., a distance of 29.30 feet;

Tremont St. Carver + Carver Rd. Wareham, MA



S. 07° 17' 37" E., a distance of 132.84 feet;  
S. 03° 47' 33" E., a distance of 76.92 feet;  
S. 23° 22' 47" E., a distance of 37.84 feet;  
S. 52° 12' 29" E., a distance of 34.70 feet;  
S. 81° 22' 38" E., a distance of 55.57 feet;  
S. 69° 44' 52" E., a distance of 31.71 feet;  
S. 51° 01' 09" E., a distance of 53.61 feet;  
S. 62° 44' 48" E., a distance of 45.88 feet;  
N. 86° 49' 33" E., a distance of 32.00 feet;  
N. 50° 33' 53" E., a distance of 39.86 feet;  
N. 30° 13' 18" E., a distance of 49.45 feet;  
N. 36° 50' 13" E., a distance of 44.66 feet;  
N. 45° 40' 15" E., a distance of 69.89 feet;

Thence leaving the general line of the bog road and running S. 62° 31' 47" E., a distance of 77.54 feet to a point in the Town Line separating the Towns of Carver and Wareham;

Thence in said Town Line S. 41° 19' 06" E., a distance of 300 feet, more or less, to the Weweantic River;

Thence following the course of said River northerly and northwesterly to a point in the easterly sideline of Tremont Street in Carver, where said River crosses Tremont Street;

Thence Southerly in line of Tremont Street and Carver Road approximately 1,200 feet more or less, to the point and place of beginning.

Intending to convey and hereby conveying all land Easterly of Carver – Tremont Road, bounded Northerly and Easterly by the Weweantic River and Southerly by land this day conveyed to Paul E. Rinta and Linda A. Rinta.

There is also conveyed a right in common with others, to use the bog road running easterly from Tremont Street and being the Southerly boundary of the lot conveyed. Said road may be used for all purposes incident to cranberry horticulture on land abutting the South and this day conveyed to said Rinta, et ux.

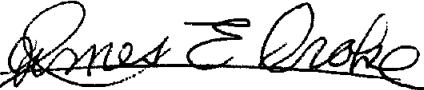
Intending to convey and hereby conveying the land known as Carver Assessors Sheet 128, Lots 7, 8, and 9, and Wareham Assessors Sheet 104, Lot 1049A ( part thereof), Lot 1049B (part thereof), and 1049C (part thereof), which are now shown as Lot 1049D.

**MEANING AND INTENDING TO CONVEY AND HEREBY CONVEYING, NO MATTER HOW IT MAY BE DESCRIBED ABOVE, ONLY ALL OF THE PROPERTY OWNED BY THE GRANTOR, JAMES E. CROKE LOCATED ON THE EASTERLY SIDE OF TREMONT STREET IN CARVER, MASSACHUSETTS AND ON THE EASTERLY SIDE OF CARVER ROAD IN WAREHAM, MASSACHUSETTS**

The above described property is a portion of the property described in a deed from Philip H. Gibbs, Trustee to James E. Croke dated January 22, 1993 and recorded at the Plymouth County Registry of Deeds in Book 11608, Page 262.

**PROPERTY ADDRESS:** Tremont Street, Carver, MA and Carver Road, Wareham, MA

Witness my hand and seal this September 16, 2008



**James E. Croke**

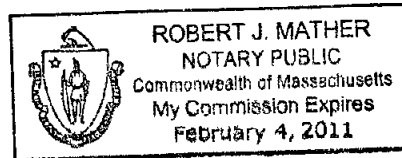
**THE COMMONWEALTH OF MASSACHUSETTS**

Plymouth: ss

On this September 16, 2008, before me, the undersigned notary public, personally appeared James E. Croke, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



**Robert J. Mather - Notary Public**



My commission expires: February 4, 2011

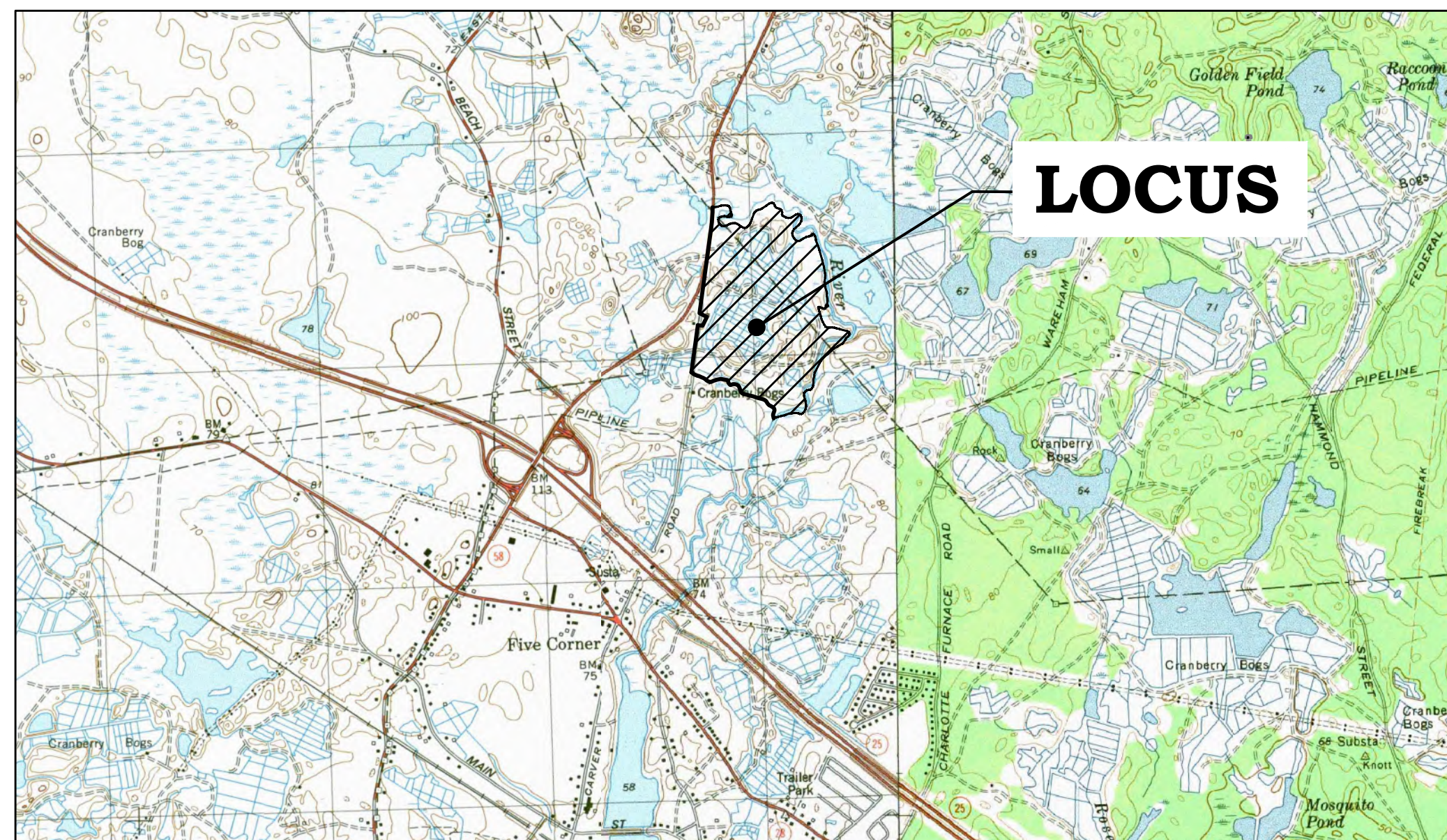
# DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE IN WAREHAM, MASSACHUSETTS (Plymouth County)

**OWNER/APPLICANT**

BRETT MEREDITH  
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
(508) 726-4923

**CIVIL ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT AND  
WETLAND SCIENTIST**

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



**Locus Map**  
Scale: 1" = 2000'



**Date: November 19, 2021**

**SHEET INDEX**

	Cover Sheet
C1.0	Notes, References and Legend Sheet
C2.0	Index Plan
PL-1 - PL-8	Lotting Plan
TP-1 - TP-8	Topographic Plan
C3.0	Site Preparation and Erosion Control Plan
C4.0	Layout and Materials Plan
C5.0	Grading, Drainage and Utility Plan
C6.0	Landscape and Lighting Plan
C7.0	Roadway Plan and Profile
C8.0 - C8.2	Site Details
C9.0	Aerial Exhibit Map

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.

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

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

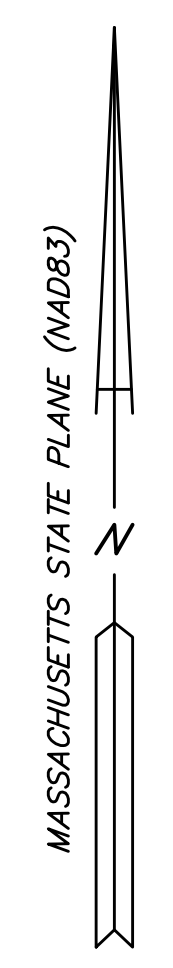
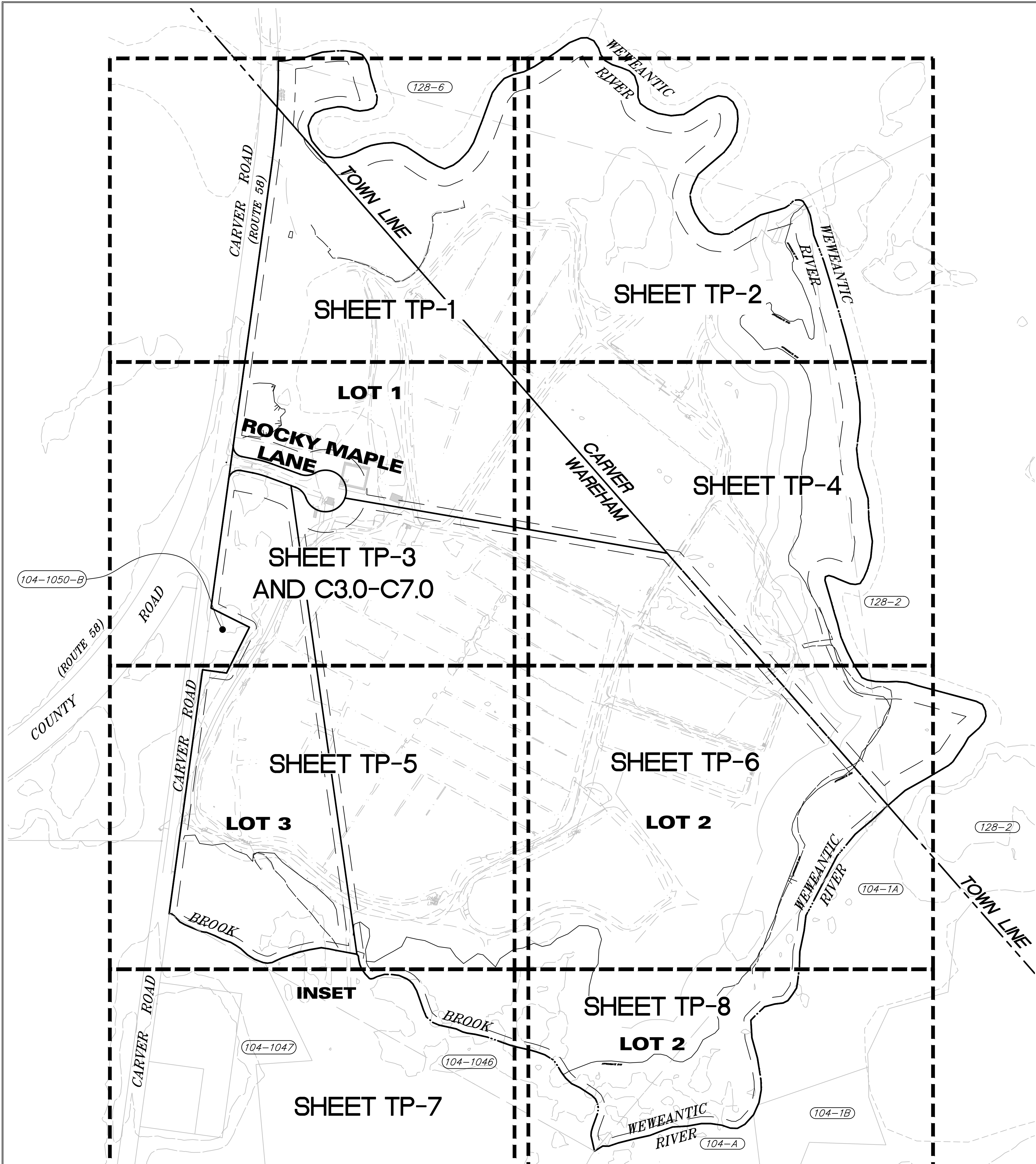


Job No.: 3203.02  
Plan No.: 320302P007A-001  
Sheet 1 of 28

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: .....





PREPARED FOR:  
**BRETT MEREDITH**  
 PO BOX 359  
 CARVER, MASSACHUSETTS 02330  
 508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
 36362/253  
 25062/162  
 24065/173  
 ASSESSOR'S MAPS—LOTS  
 104-1049-A (20 NORTH CARVER ROAD)  
 104-1049-B (26 NORTH CARVER ROAD)  
 104-1049-D (0 CARVER ROAD)  
 104-1050-A (NORTH CARVER ROAD)



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 ALL RIGHTS RESERVED



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

5	
4	
3	
2	
1	
0	11/19/2021 FIRST ISSUE
	ISSUE DATE DESCRIPTION
NBB	NBB MC MC
DES	DWN CHK'D APP'D

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.

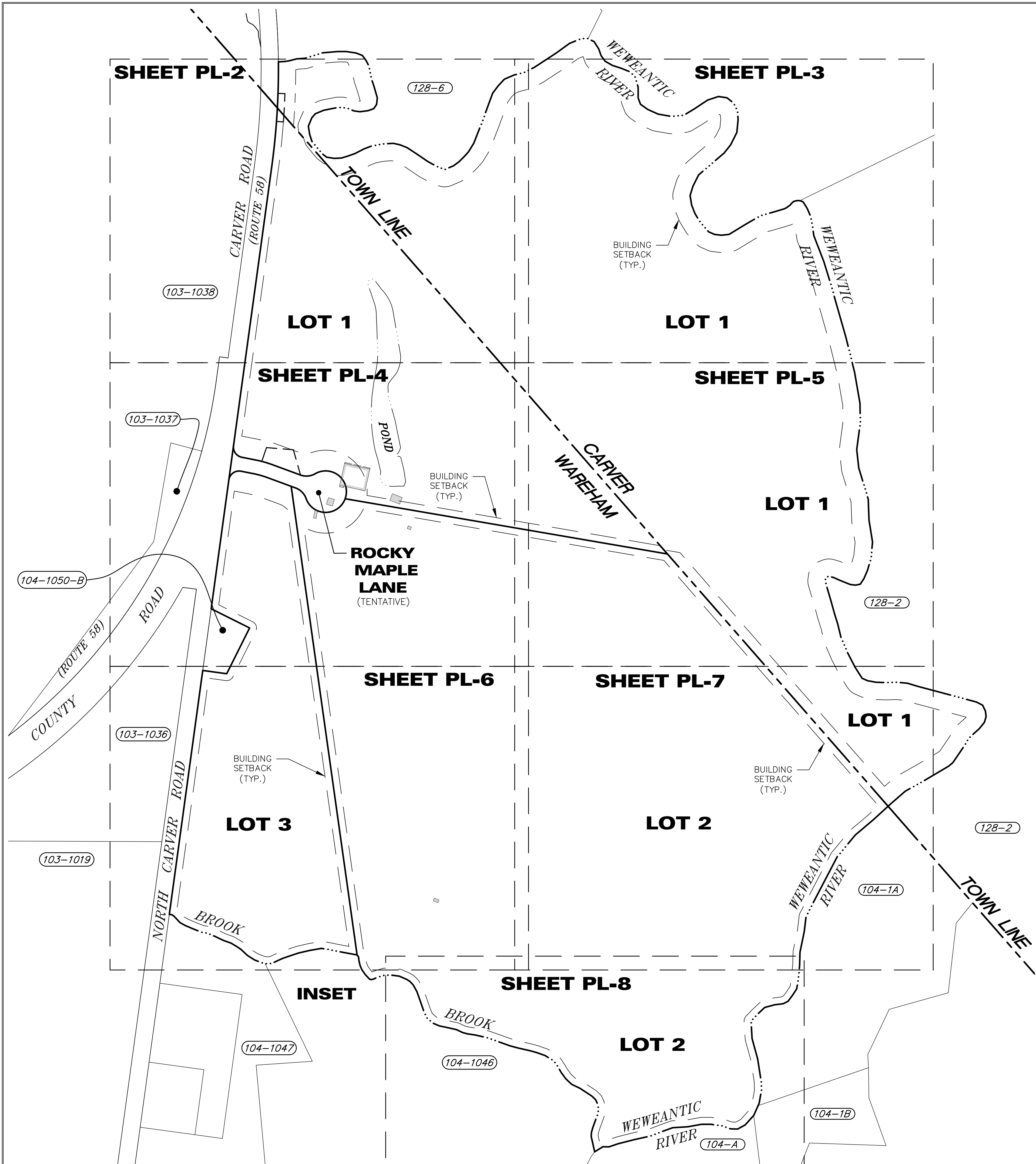
WAREHAM TOWN CLERK:.....  
 DATE:.....

PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF**  
**ROCKY MAPLE LANE**  
 IN  
 WAREHAM, MASSACHUSETTS  
 (PLYMOUTH COUNTY)

SCALE: 1" = 150' DATE: NOVEMBER 19, 2021  
 METERS 0 25 50 100  
 FEET 0 75 150 300 450

**INDEX PLAN**

B+T JOB NO. 3203.02  
 B+T PLAN NO. 320302P010A-001 **C2.0**



**NOTES**

- 1) THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION AND GPS METHODS ON OR BETWEEN MAY 12 AND MAY 27, 2020.
- 2) NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-VRS METHODS, NAD\_83(2011)(EPOCH2010).
- 3) THE WEVEANTIC RIVER IS BASED ON A COMPILED LOCATION USING MASSGIS PARCEL AND WATER BODIES DATA LAYERS, USGS COLOR ORTHO IMAGERY (2019), AND FEMA FLOOD MAPS.
- 4) THE PARCEL SHOWN IS PARTIALLY LOCATED IN:
- 5) ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED);
- 6) ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- 7) AS SHOWN ON "FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANELS 459 AND 467 OF 650", MAP NUMBER 25023C0459J AND 25023C0467J, EFFECTIVE DATE JULY 17, 2012.



**LEGEND**

	LOCUS PROPERTY LINE		STONE BOUND
	APPROX. LOCUS RIVER LINE		CONCRETE BOUND
	BUILDING		DRILL HOLE
	EDGE OF WATER		ESCUTCHEON PIN, LEAD PLUG
	CRANBERRY BOG		CENTER
	CRANBERRY BOG CHANNEL		FOUND
	100-YEAR FLOOD		DISTANCE (BY RECORD)
			DISTANCE (BY SURVEY)
			ASSESSOR ID MAP/LOT
			PROPOSED MONUMENT

WAREHAM ZONING TABLE	ZONING DISTRICT R-60 RESIDENCE 60
MIN. LOT AREA	60,000 SF.
MIN. FRONTAGE	180 FT.
MIN. FRONT SETBACK	60 FT.
MIN. SIDE SETBACK	20 FT.
MIN. REAR SETBACK	20 FT.
MAXIMUM BUILDING HEIGHT	35 FEET

CARVER ZONING TABLE	ZONING DISTRICT RA RESIDENTIAL/AGRICULTURAL
MIN. LOT AREA	60,000 SF.
MIN. FRONTAGE	150 FT.
MIN. FRONT SETBACK	50 FT.
MIN. SIDE SETBACK	30 FT.
MIN. REAR SETBACK	50 FT.
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM LOT WIDTH	80 FT.
MAXIMUM SITE DENSITY	50% (FOR SITES WITH 10-20 ACRES WITHIN SECURITY FENCE) 66% (FOR SITES WITH >20 ACRES WITHIN SECURITY FENCE)
MAX. BUILDING COVERAGE	30%
MINIMUM UPLAND	70% OF MINIMUM LOT SIZE

PREPARED FOR:  
**BRETT MEREDITH**  
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
36362/253  
25062/162  
24065/173  
ASSESSOR'S MAPS-LOTS  
104-1049-A (20 NORTH CARVER ROAD)  
104-1049-B (26 NORTH CARVER ROAD)  
104-1049-D (0 CARVER ROAD)  
104-1050-A (NORTH CARVER ROAD)

5				
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3				
2				
1				
0	11/19/2021	FIRST ISSUE		
	ISSUE DATE	DESCRIPTION		
	SDR	JRA	JRA	KCC
	FLD	CALC	DWN	CHK'D

**DEFINITIVE SUBDIVISION PLAN OF**

**INDEX SHEET**  
**ROCKY MAPLE LANE**  
**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

DATE: NOVEMBER 19, 2021 METERS  
0 25 50 100  
0 75 150 300 450 FEET  
SCALE: 1"=150'

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P008A-001  
REGISTRY SHEET 1 OF 8

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.

CARVER PLANNING BOARD:  
THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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



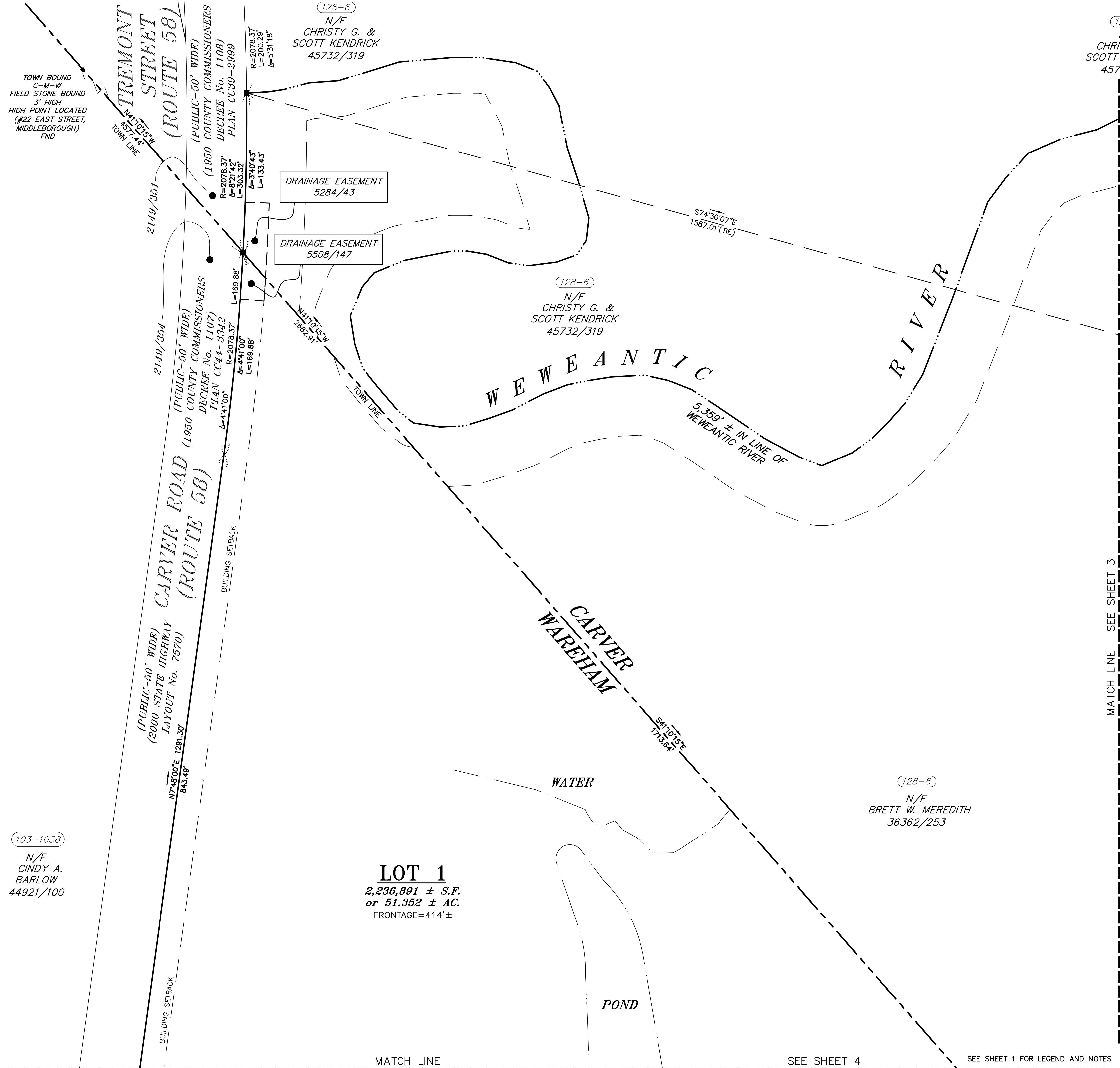
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:  
WAREHAM PLANNING BOARD:

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:.....

MASSACHUSETTS STATE PLANE (NA83)



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:

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.

CARVER PLANNING BOARD: THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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



103-1038 N/F CINDY A. BARLOW 44921/100

LOT 1 2,236,891 ± S.F. or 51.352 ± AC. FRONTAGE=414'±

128-8 N/F BRETT W. MEREDITH 36362/253

PREPARED FOR: BRETT MEREDITH PO BOX 359 CARVER, MASSACHUSETTS 02330 508-726-4923

RECORD OWNER: BRETT MEREDITH 36362/253 25062/162 24065/173 ASSESSOR'S MAPS-LOTS 104-1049-A (20 NORTH CARVER ROAD) 104-1049-B (26 NORTH CARVER ROAD) 104-1049-D (0 CARVER ROAD) 104-1050-A (NORTH CARVER ROAD)

Table with 2 columns: ISSUE DATE, DESCRIPTION. Includes a grid for SDR, JRA, JRA, KCC and FLD, CALC, DWN, CHK'D.

DEFINITIVE SUBDIVISION PLAN OF LOTTING PLAN ROCKY MAPLE LANE 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

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

B+T JOB NO. 3203.02 B+T PLAN NO. 320302P008A-002 PL-2 REGISTRY SHEET 2 OF 8

MATCH LINE SEE SHEET 3

MATCH LINE

SEE SHEET 4

SEE SHEET 1 FOR LEGEND AND NOTES

128-6  
N/F  
CHRISTY G. &  
SCOTT KENDRICK  
45732/319

128-1  
N/F  
SLOCUM-GIBBS CRANBERRY COMPANY  
1322/570

128-1  
N/F  
SLOCUM-GIBBS CRANBERRY COMPANY  
1322/570

128-2  
N/F  
SLOCUM-GIBBS CRANBERRY COMPANY  
1322/570

SEE SHEET 2

MATCH LINE

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

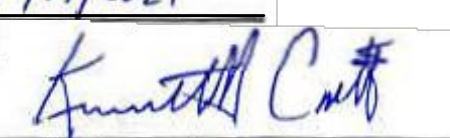
DATE APPROVED:.....  
DATE ENDORSED:.....

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:.....

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.

CARVER PLANNING BOARD:  
THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE  
LINES DIVIDING EXISTING OWNERSHIPS, AND LINES OF  
STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE  
STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO  
NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR  
NEW WAYS ARE SHOWN.

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



**LOT 1**  
2,236,891 ± S.F.  
or 51.352 ± AC.  
FRONTAGE=414' ±

MATCH LINE

SEE SHEET 5

SEE SHEET 1 FOR LEGEND AND NOTES

PREPARED FOR:

**BRETT  
MEREDITH**

PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:

**BRETT  
MEREDITH**

36362/253  
25062/162  
24065/173  
ASSESSOR'S MAPS-LOTS  
104-1049-A (20 NORTH CARVER ROAD)  
104-1049-B (26 NORTH CARVER ROAD)  
104-1049-D (0 CARVER ROAD)  
104-1050-A (NORTH CARVER ROAD)

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0	11/19/2021 FIRST ISSUE		
ISSUE DATE	DESCRIPTION		
SDR	JRA	JRA	KCC
FLD	CALC	DWN	CHK'D

**DEFINITIVE SUBDIVISION  
PLAN OF**

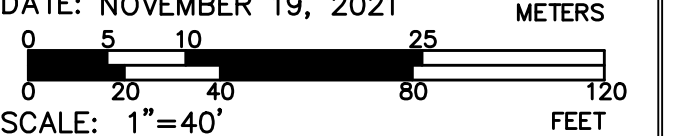
**LOTING PLAN**

**ROCKY MAPLE LANE  
WAREHAM, MA**  
(PLYMOUTH COUNTY)

PREPARED BY:



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

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

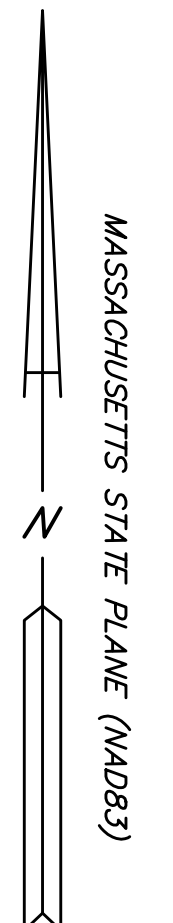
B+T JOB NO. 3203.02

B+T PLAN NO.  
320302P008A-003

**PL-3**

REGISTRY SHEET 3 OF 8





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

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

103-1038  
N/F  
CINDY A. BARLOW  
44921/100

103-1037  
N/F  
CINDY A. BARLOW  
44921/100

COUNTY ROAD  
(ROUTE 58)

103-1036  
N/F  
DEBORAH G. SELLON  
10535/282

104-1050-B  
N/F  
LORING W. SELLON  
34027/210

MATCH LINE

SEE SHEET 2

TOWN LINE  
CARVER  
WAREHAM

POND

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: .....

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.

CARVER PLANNING BOARD:  
THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND LINES OF STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

1/19/2021  
DATE: *Kenneth Conte*  
KENNETH CONTE, PLS No. 38033



SEE SHEET 5

PREPARED FOR:  
**BRETT MEREDITH**  
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
36362/253  
25062/162  
24065/173  
ASSESSOR'S MAPS-LOTS  
104-1049-A (20 NORTH CARVER ROAD)  
104-1049-B (26 NORTH CARVER ROAD)  
104-1049-D (0 CARVER ROAD)  
104-1050-A (NORTH CARVER ROAD)

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0	11/19/2021 FIRST ISSUE		
	ISSUE DATE DESCRIPTION		
SDR	JRA	JRA	KCC
FLD	CALC	DWN	CHK'D

**DEFINITIVE SUBDIVISION PLAN OF**  
**ROCKY MAPLE LANE**  
**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

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

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P008A-004  
REGISTRY SHEET 4 OF 8  
**PL-4**

**LOT 3**  
477,873 ± S.F.  
or 10.970 ± AC.  
FRONTAGE=200.5' ±

**LOT 2**  
2,071,222 ± S.F.  
or 47.549 ± AC.  
FRONTAGE=205.4' ±

MATCH LINE

SEE SHEET 6

SEE SHEET 1 FOR LEGEND AND NOTES

MATCH LINE SEE SHEET 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.

CARVER PLANNING BOARD:  
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11/19/2021  
DATE: *Kenneth Conte*  
KENNETH CONTE, PLS No. 38033



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:  
WAREHAM PLANNING BOARD:  
.....  
DATE APPROVED: .....

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: .....

(128-8)  
N/F  
BRETT W. MEREDITH  
36362/253

**LOT 1**  
2,236,891 ± S.F.  
or 51.352 ± AC.  
FRONTAGE=414'±

(128-2)  
N/F  
SLOCUM-GIBBS CRANBERRY COMPANY  
1322/570

(128-8)  
N/F  
BRETT W. MEREDITH  
36362/253

**LOT 2**  
2,071,222 ± S.F.  
or 47.549 ± AC.  
FRONTAGE=205.4'±

(128-2)  
N/F  
SLOCUM-GIBBS CRANBERRY COMPANY  
1322/570

MASSACHUSETTS STATE PLANE (NAD83)

PREPARED FOR:  
**BRETT MEREDITH**  
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
36362/253  
25062/162  
24065/173  
ASSESSOR'S MAPS-LOTS  
104-1049-A (20 NORTH CARVER ROAD)  
104-1049-B (26 NORTH CARVER ROAD)  
104-1049-D (0 CARVER ROAD)  
104-1050-A (NORTH CARVER ROAD)

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0	11/19/2021 FIRST ISSUE		
ISSUE DATE	DESCRIPTION		
SDR	JRA	JRA	KCC
FLD	CALC	DWN	CHK'D

DEFINITIVE SUBDIVISION PLAN OF

LOTING PLAN

ROCKY MAPLE LANE  
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

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

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P008A-005  
REGISTRY SHEET 5 OF 8

**PL-5**

SEE SHEET 4

MATCH LINE

MATCH LINE

SEE SHEET 7

MASSACHUSETTS STATE PLANE (NAD83)

MATCH LINE SEE SHEET 4

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.

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

CARVER PLANNING BOARD: THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE 11/19/2021 Kenneth Conte



KENNETH CONTE, PLS No. 38033

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:

PREPARED FOR: BRETT MEREDITH PO BOX 359 CARVER, MASSACHUSETTS 02330 508-726-4923

RECORD OWNER: BRETT MEREDITH 36362/253 25062/162 24065/173 ASSESSOR'S MAPS-LOTS 104-1049-A (20 NORTH CARVER ROAD) 104-1049-B (26 NORTH CARVER ROAD) 104-1049-D (0 CARVER ROAD) 104-1050-A (NORTH CARVER ROAD)

SEE SHEET 7

5			
4			
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0	11/19/2021 FIRST ISSUE		
ISSUE DATE	DESCRIPTION		
SDR	JRA	JRA	KCC
FLD	CALC	DWN	CHK'D

MATCH LINE

DEFINITIVE SUBDIVISION PLAN OF

LOTING PLAN

ROCKY MAPLE LANE WAREHAM, MA (PLYMOUTH COUNTY)

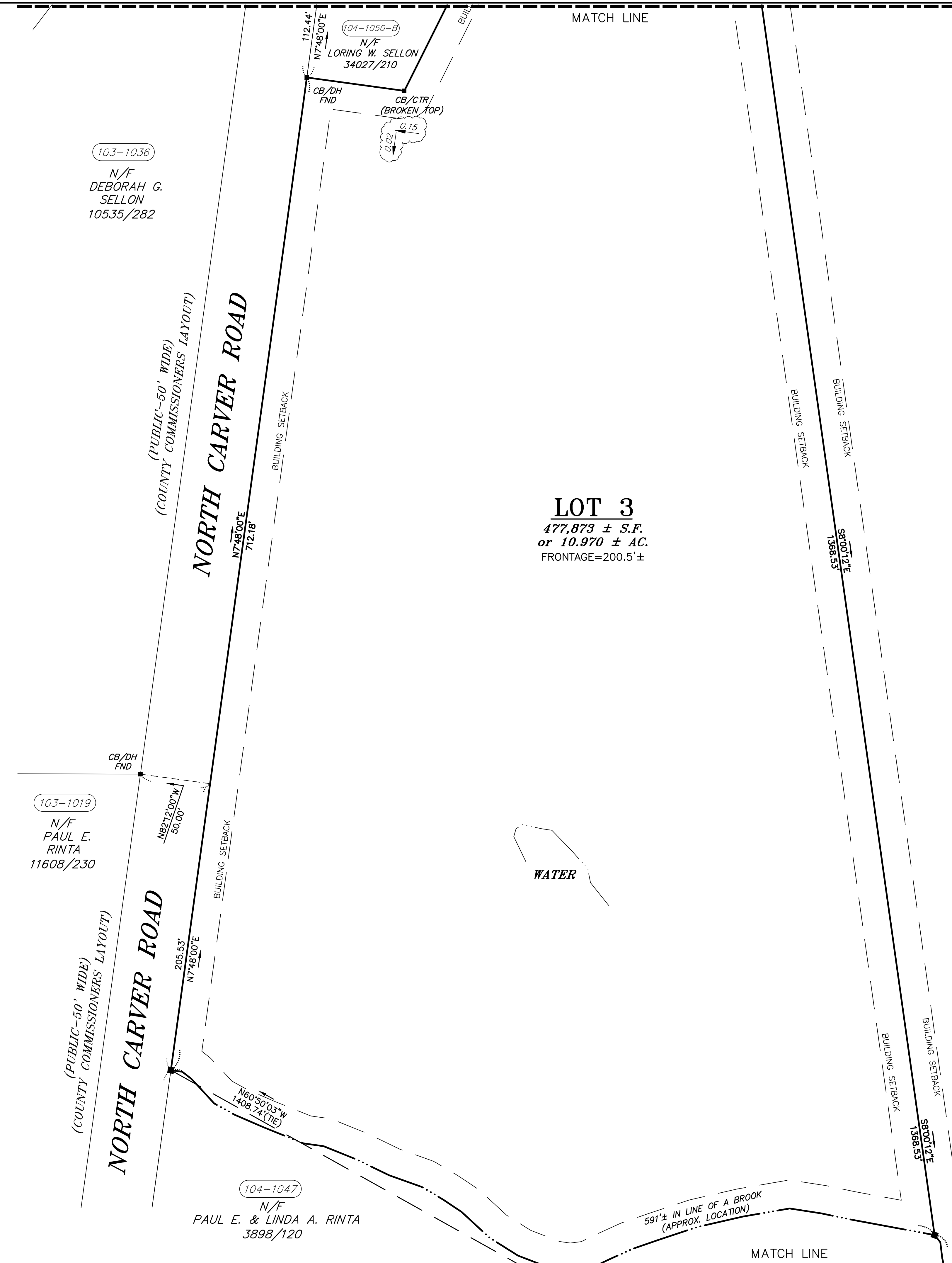
PREPARED BY: BEALS + THOMAS

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

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

B+T JOB NO. 3203.02 B+T PLAN NO. 320302P008A-006 PL-6 REGISTRY SHEET 6 OF 8

SEE SHEET 8



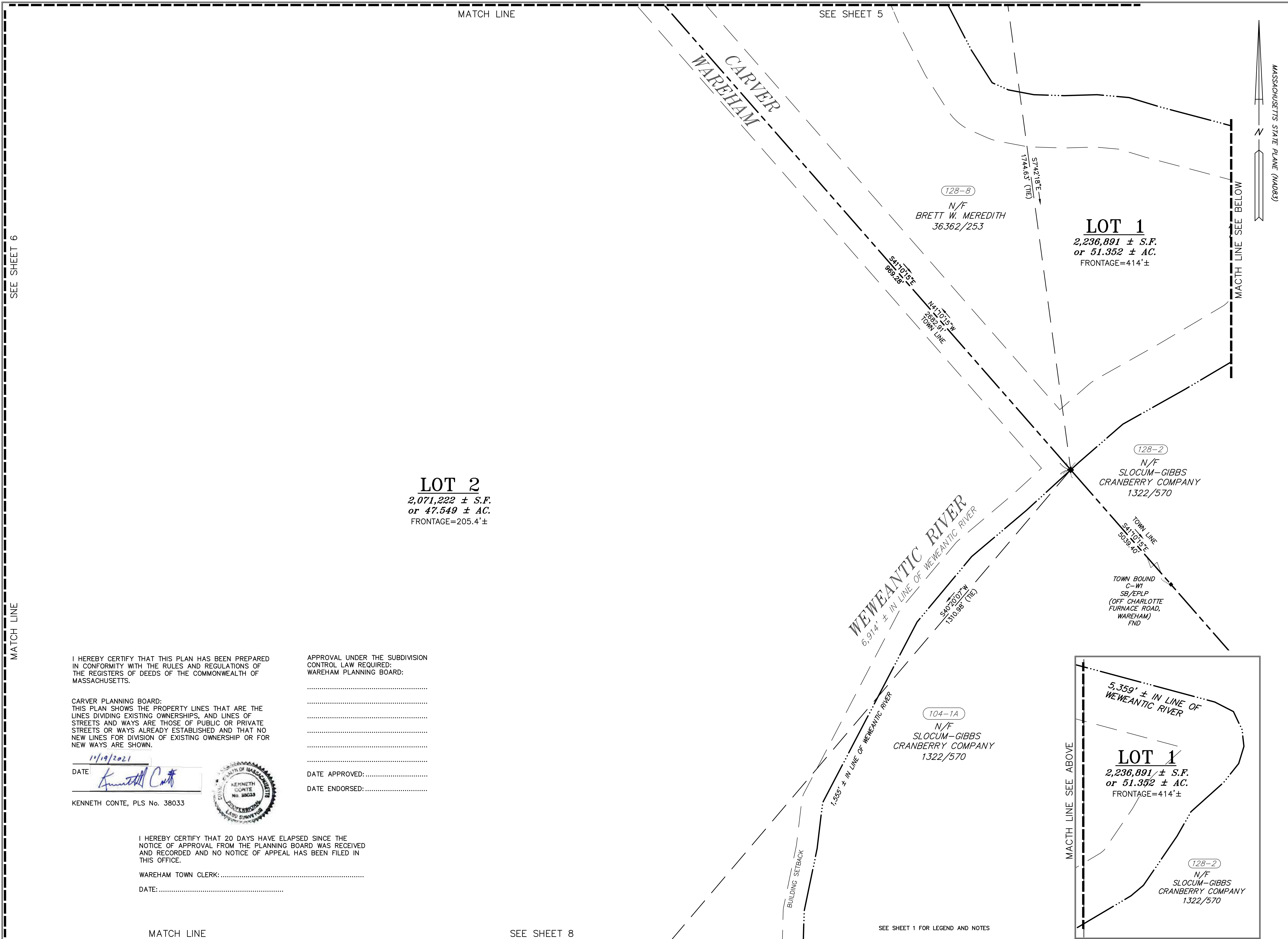
LOT 3 477,873 ± S.F. or 10,970 ± AC. FRONTAGE=200.5'±

LOT 2 2,071,222 ± S.F. or 47,549 ± AC. FRONTAGE=205.4'±

WATER

PUMP HOUSE

591'± IN LINE OF A BROOK (APPROX. LOCATION)



SEE SHEET 6

MATCH LINE

MATCH LINE

SEE SHEET 5

MASSACHUSETTS STATE PLANE (NAD83)

PREPARED FOR:  
**BRETT MEREDITH**  
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
36362/253  
25062/162  
24065/173  
ASSESSOR'S MAPS-LOTS  
104-1049-A (20 NORTH CARVER ROAD)  
104-1049-B (26 NORTH CARVER ROAD)  
104-1049-D (0 CARVER ROAD)  
104-1050-A (NORTH CARVER ROAD)

5			
4			
3			
2			
1			
0	11/19/2021 FIRST ISSUE		
ISSUE DATE	DESCRIPTION		
SDR	JRA	JRA	KCC
FLD	CALC	DWN	CHK'D

**LOT 2**  
2,071,222 ± S.F.  
or 47.549 ± AC.  
FRONTAGE=205.4'±

**LOT 1**  
2,236,891 ± S.F.  
or 51.352 ± AC.  
FRONTAGE=414'±

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.

CARVER PLANNING BOARD:  
THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: 11/19/2021  
*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:.....

MATCH LINE

SEE SHEET 8

SEE SHEET 1 FOR LEGEND AND NOTES

**DEFINITIVE SUBDIVISION PLAN OF**  
**LOTING PLAN**  
**ROCKY MAPLE LANE**  
**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

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

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P008A-007  
REGISTRY SHEET 7 OF 8

**PL-7**

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 7

PREPARED FOR:

**BRETT MEREDITH**

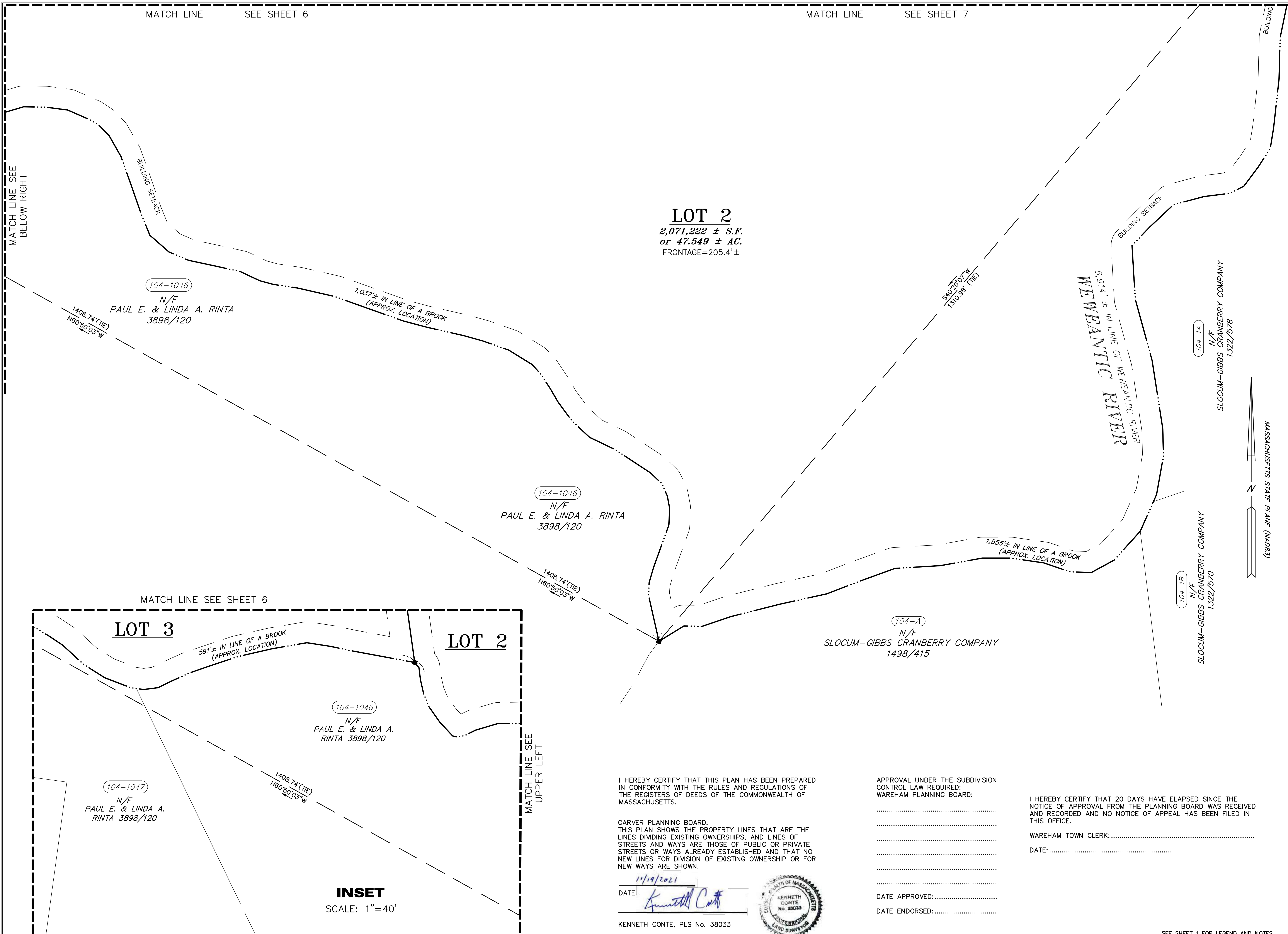
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:

**BRETT MEREDITH**

36362/253  
25062/162  
24065/173

ASSESSOR'S MAPS-LOTS  
104-1049-A (20 NORTH CARVER ROAD)  
104-1049-B (26 NORTH CARVER ROAD)  
104-1049-D (0 CARVER ROAD)  
104-1050-A (NORTH CARVER ROAD)



**LOT 2**  
2,071,222 ± S.F.  
or 47.549 ± AC.  
FRONTAGE=205.4' ±

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

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0	11/19/2021 FIRST ISSUE		
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SDR	JRA	JRA	KCC
FLD	CALC	DWN	CHK'D

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0	11/19/2021 FIRST ISSUE		
	ISSUE DATE DESCRIPTION		
SDR	JRA	JRA	KCC
FLD	CALC	DWN	CHK'D

**DEFINITIVE SUBDIVISION PLAN OF**

**LOTING PLAN**

**ROCKY MAPLE LANE**  
**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

DATE: NOVEMBER 19, 2021 METERS

0 5 10 25

0 20 40 80 120 FEET

SCALE: 1"=40'

B+T JOB NO. 3203.02

B+T PLAN NO. 320302P008A-008

REGISTRY SHEET 8 OF 8

**PL-8**

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.

CARVER PLANNING BOARD:  
THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: 11/19/2021

*Kenneth Conte*

KENNETH CONTE, PLS No. 38033



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

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DATE APPROVED:.....

DATE ENDORSED:.....

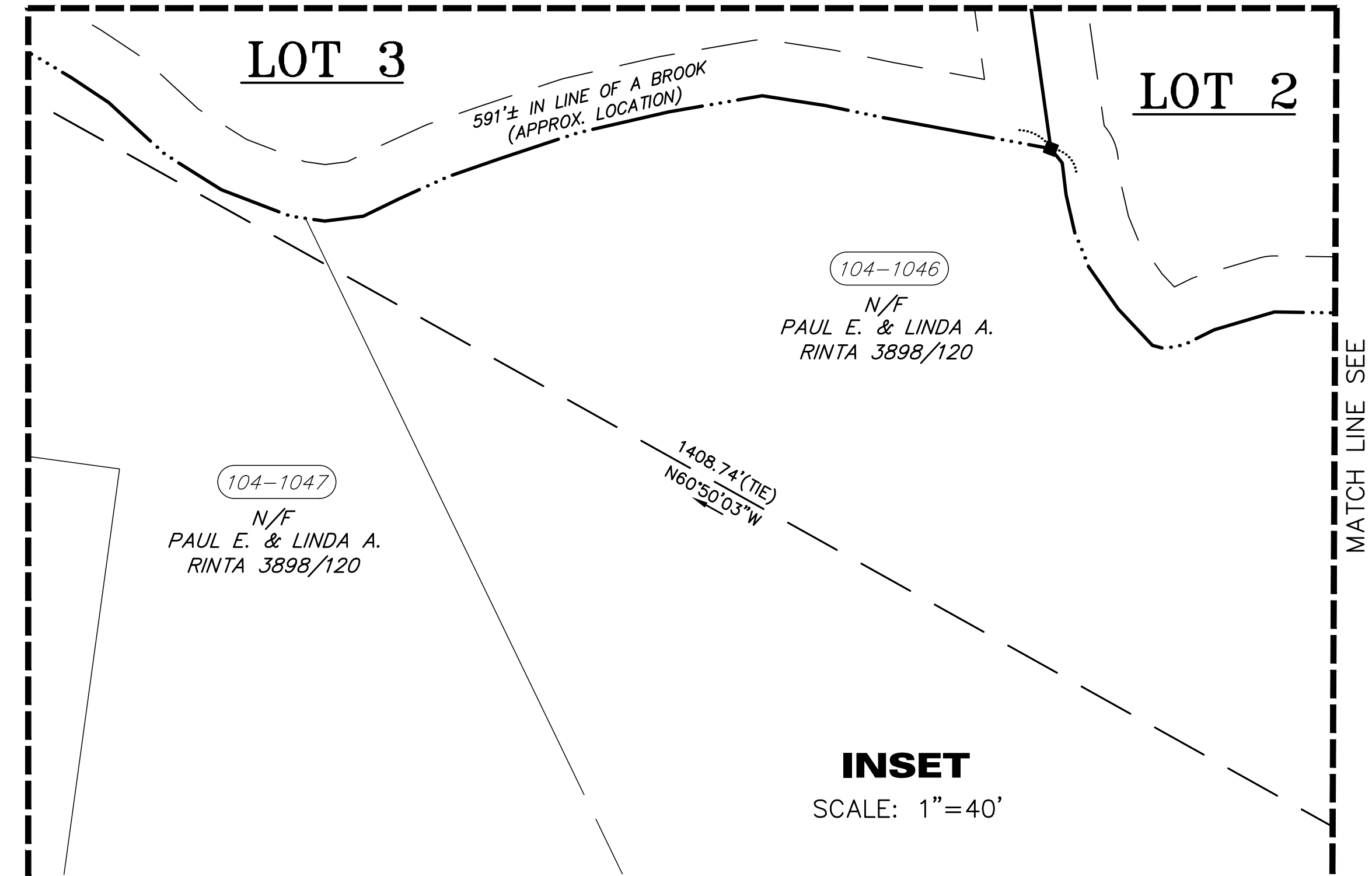
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE NOTICE OF APPROVAL FROM THE PLANNING BOARD WAS RECEIVED AND RECORDED AND NO NOTICE OF APPEAL HAS BEEN FILED IN THIS OFFICE.

WAREHAM TOWN CLERK:.....

DATE:.....

SEE SHEET 1 FOR LEGEND AND NOTES

**INSET**  
SCALE: 1"=40'



**LOT 3**

**LOT 2**

104-1047  
N/F  
PAUL E. & LINDA A. RINTA 3898/120

104-1046  
N/F  
PAUL E. & LINDA A. RINTA 3898/120

104-1046  
N/F  
PAUL E. & LINDA A. RINTA 3898/120

104-A  
N/F  
SLOCUM-GIBBS CRANBERRY COMPANY 1498/415

104-1A  
N/F  
SLOCUM-GIBBS CRANBERRY COMPANY 1322/578

104-1B  
N/F  
SLOCUM-GIBBS CRANBERRY COMPANY 1322/570

MASSACHUSETTS STATE PLANE (NAD83)

MATCH LINE SEE BELOW RIGHT

BUILDING SETBACK

BUILDING SETBACK

BUILDING

104-1046

1408.74'(TIE)  
N60°50'03"W

1,037' ± IN LINE OF A BROOK (APPROX. LOCATION)

840°20'0"W  
1310.98' (TIE)

6,914' ± IN LINE OF WEWEANTIC RIVER

104-1046

1408.74'(TIE)  
N60°50'03"W

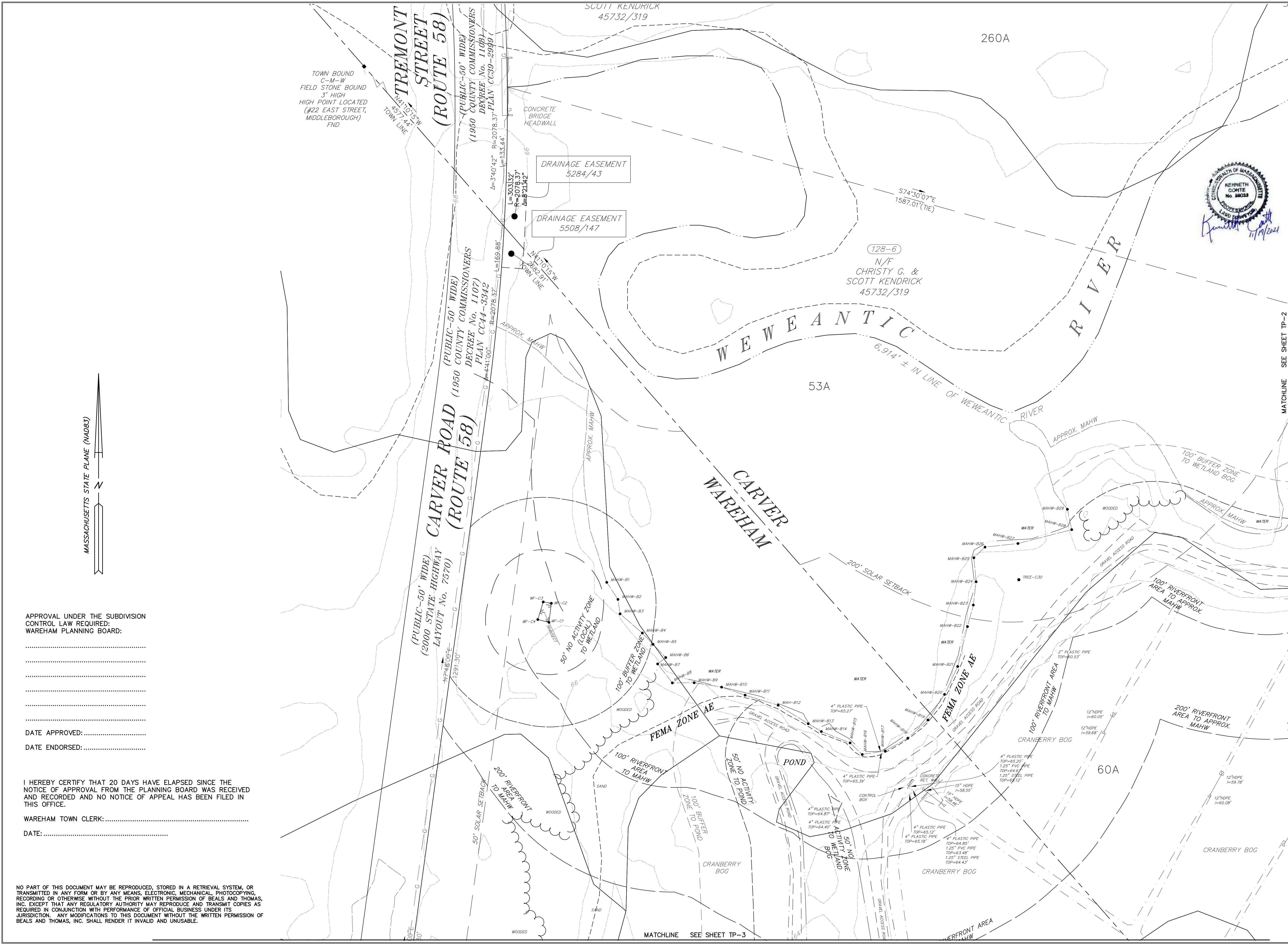
1,555' ± IN LINE OF A BROOK (APPROX. LOCATION)

MATCH LINE SEE SHEET 6

591' ± IN LINE OF A BROOK (APPROX. LOCATION)

1408.74'(TIE)  
N60°50'03"W

MATCH LINE SEE UPPER LEFT



PREPARED FOR:  
**BRETT MEREDITH**  
 PO BOX 359  
 CARVER, MASSACHUSETTS 02330  
 508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
 36362/253  
 25062/162  
 24065/173  
 ASSESSOR'S MAPS—LOTS  
 104-1049-A (20 NORTH CARVER ROAD)  
 104-1049-B (26 NORTH CARVER ROAD)  
 104-1049-D (O CARVER ROAD)  
 104-1050-A (NORTH CARVER ROAD)



SHEET INDEX— NO SCALE

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	ISSUE DATE DESCRIPTION
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DES	DWN CHK'D APP'D

PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
 IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

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

**TOPOGRAPHIC PLAN**

B+T JOB NO. 3203.02  
 B+T PLAN NO. 320302P009A-001 **TP-1**



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

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 .....

DATE APPROVED: .....

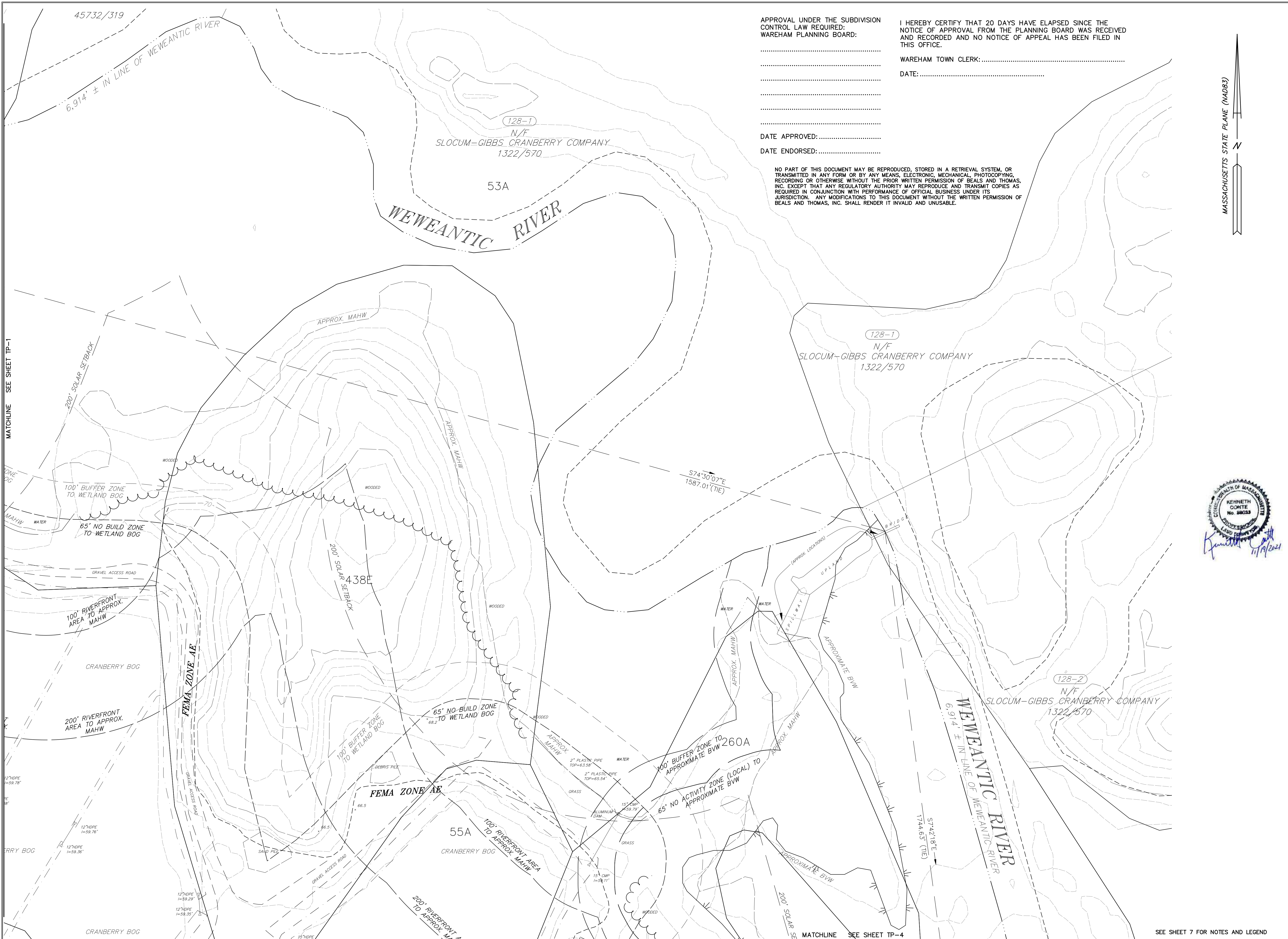
DATE ENDORSED: .....

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: .....

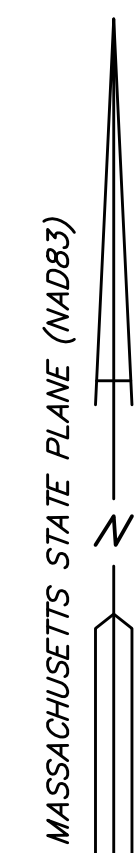
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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:  
 WAREHAM PLANNING BOARD:  
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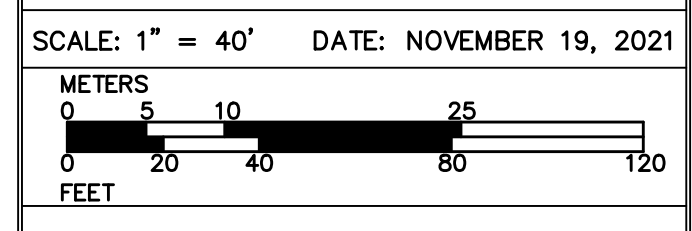
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	KCC
	APP'D

PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
 IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)



**TOPOGRAPHIC PLAN**

B+T JOB NO. 3203.02  
 B+T PLAN NO. 320302P009A-002  
**TP-2**

SEE SHEET 7 FOR NOTES AND LEGEND

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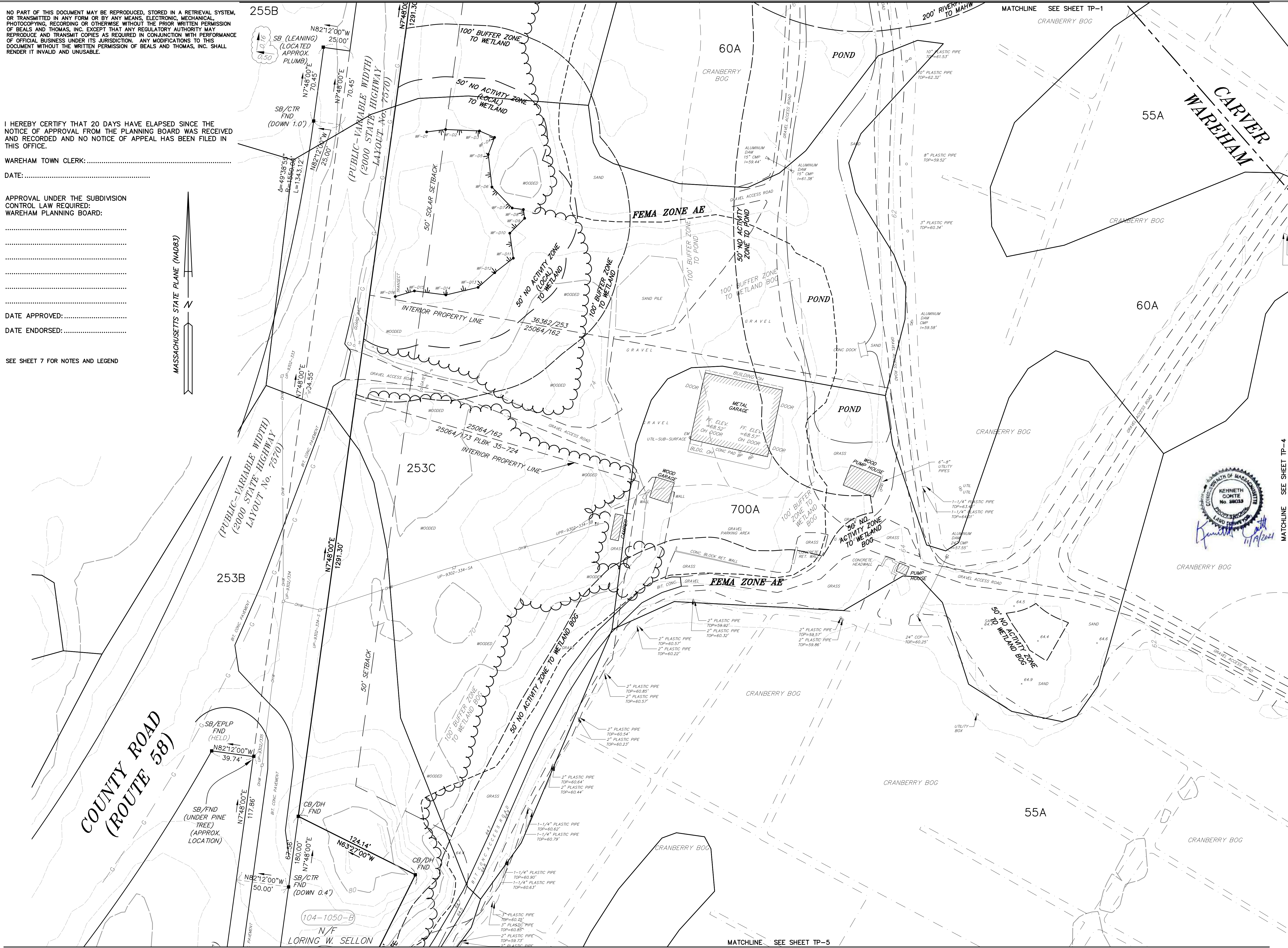
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WAREHAM TOWN CLERK: .....  
DATE: .....

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

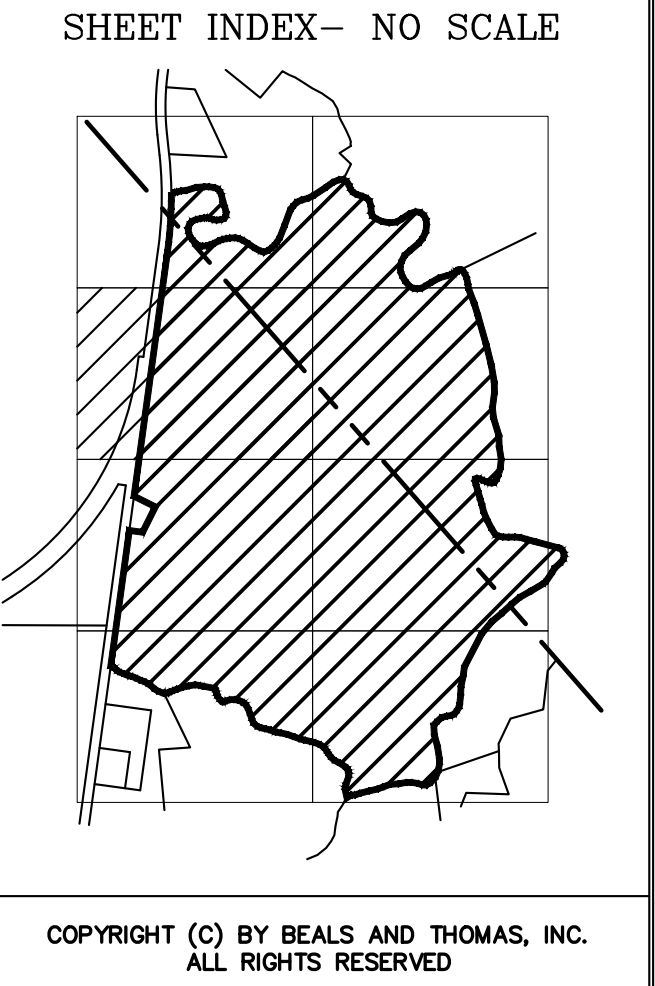
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SEE SHEET 7 FOR NOTES AND LEGEND



PREPARED FOR:  
**BRETT MEREDITH**  
PO BOX 359  
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508-726-4923

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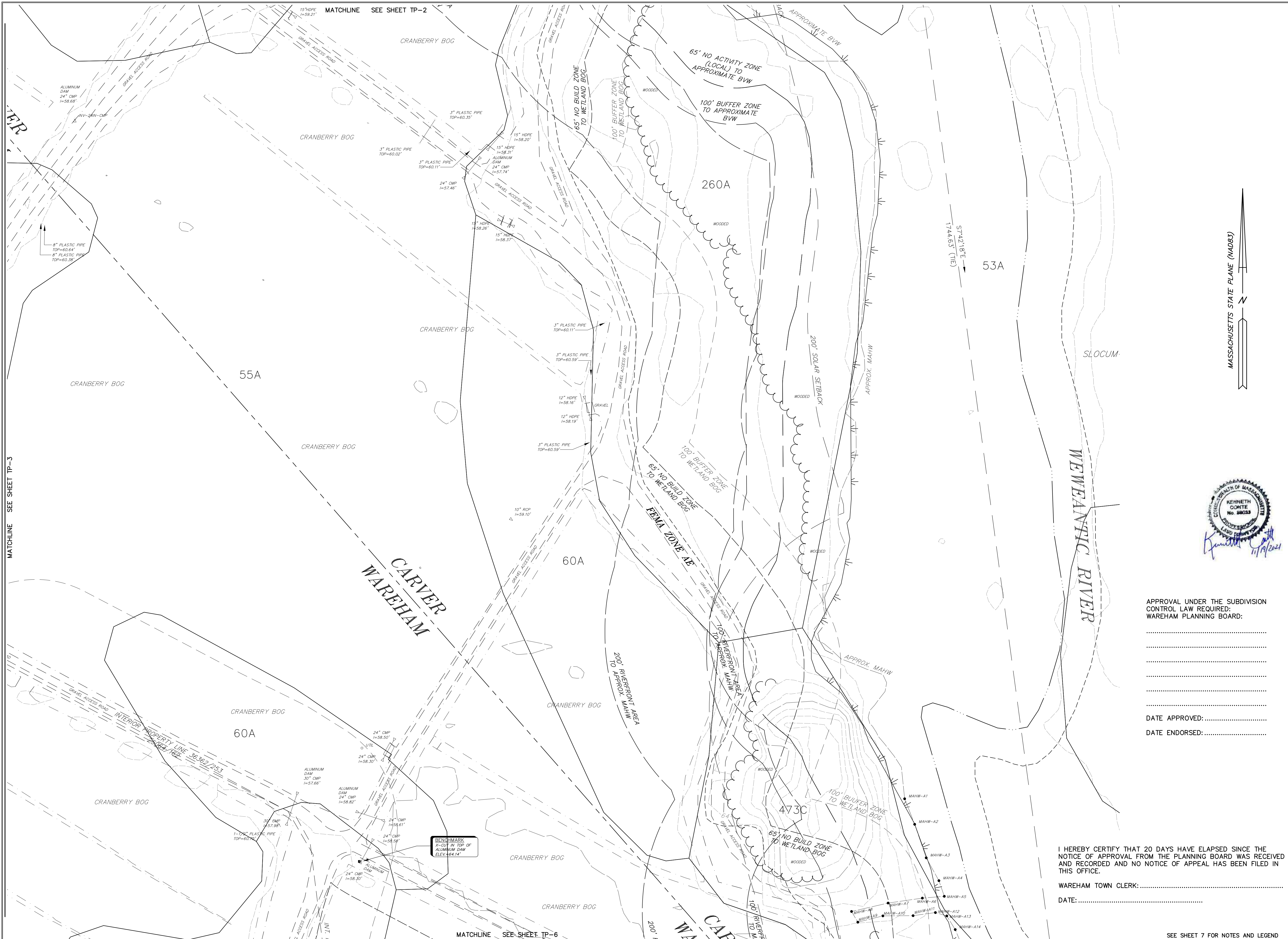
PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

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

**TOPOGRAPHIC PLAN**

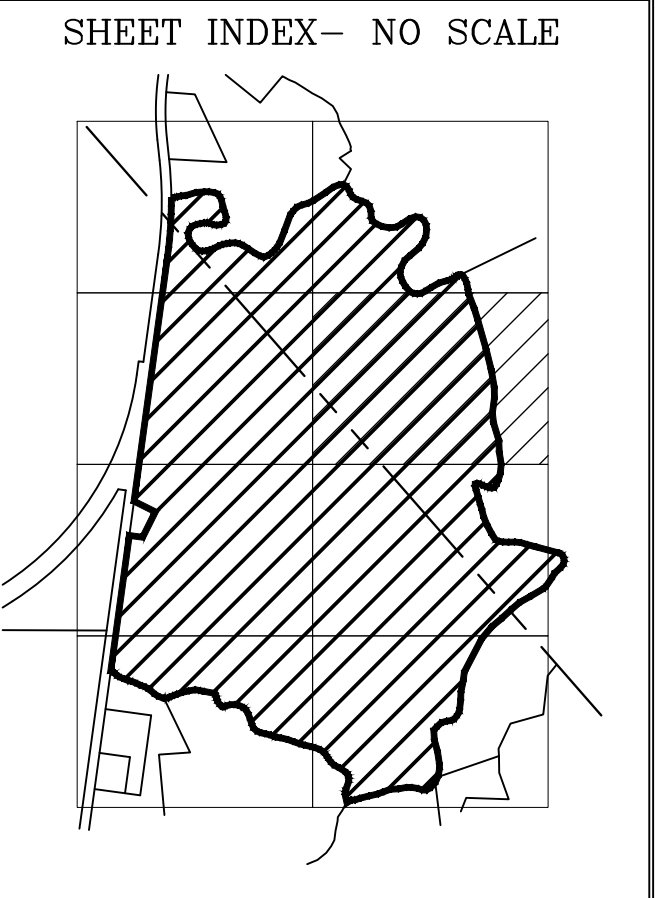
B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P009A-003 **TP-3**





PREPARED FOR:  
**BRETT MEREDITH**  
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 CARVER, MASSACHUSETTS 02330  
 508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
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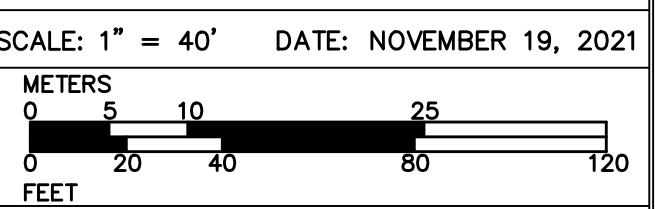


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DATE APPROVED:.....  
 DATE ENDORSED:.....

PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
 IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)



**TOPOGRAPHIC PLAN**

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:.....

SEE SHEET 7 FOR NOTES AND LEGEND

B+T JOB NO. 3203.02  
 B+T PLAN NO. 320302P009A-004 **TP-4**

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

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SEE SHEET 7 FOR NOTES AND LEGEND

MASSACHUSETTS STATE PLANE (MADS3)



PREPARED FOR:  
**BRETT MEREDITH**  
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
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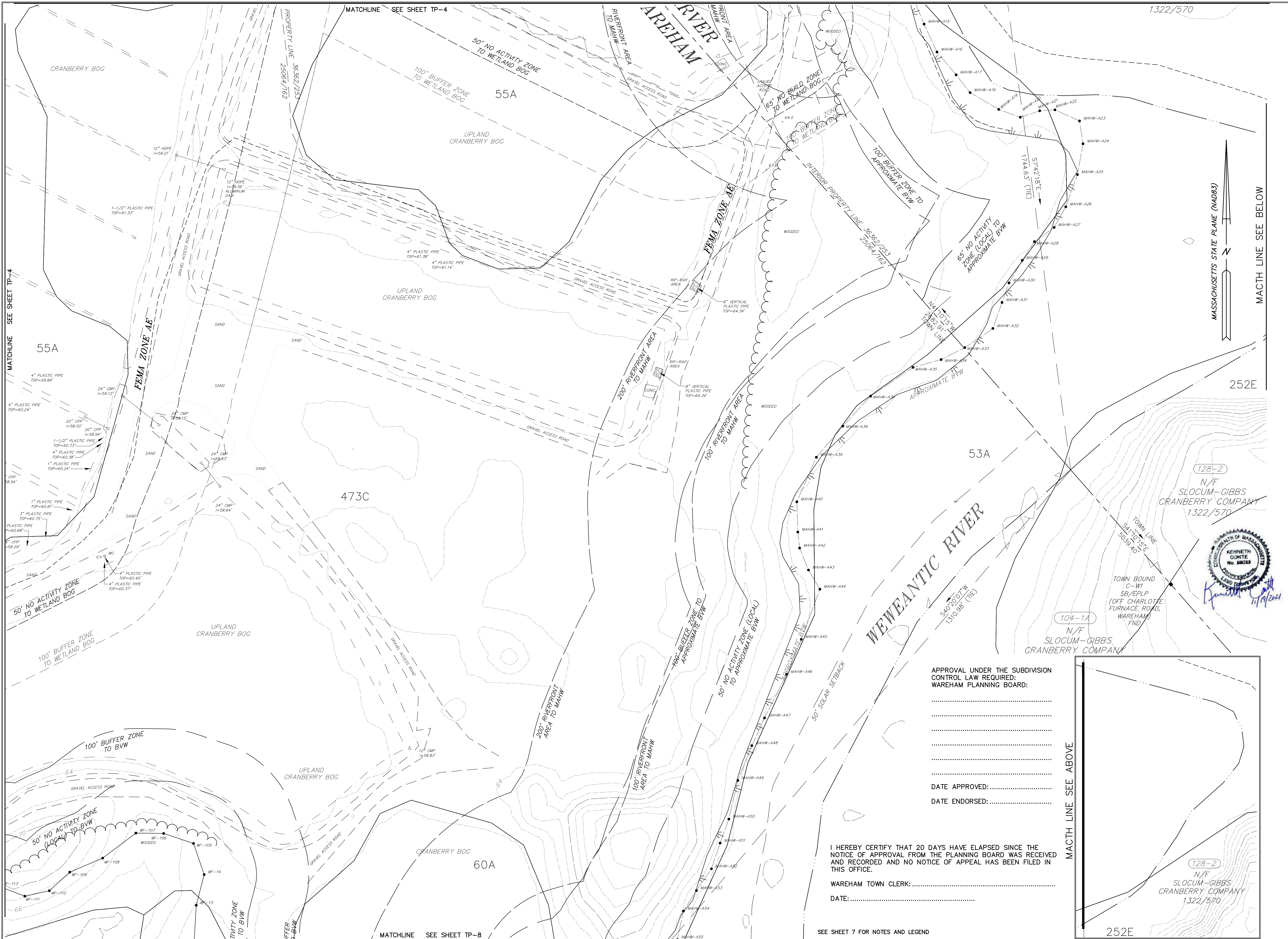
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PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

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

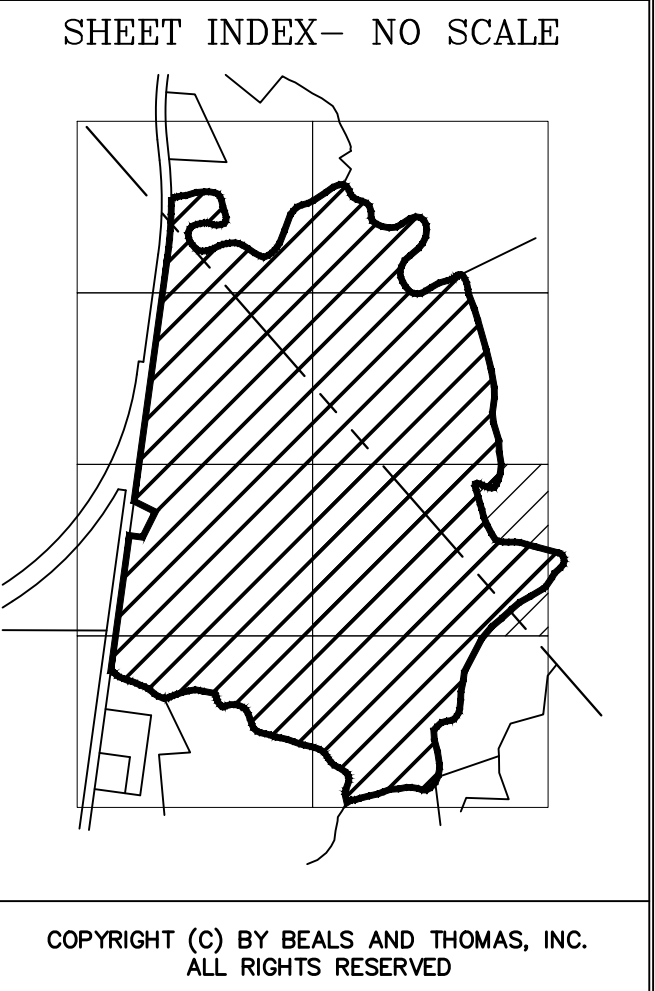
**TOPOGRAPHIC PLAN**

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302009A-005  
**TP-5**



PREPARED FOR:  
**BRETT MEREDITH**  
 PO BOX 359  
 CARVER, MASSACHUSETTS 02330  
 508-726-4923

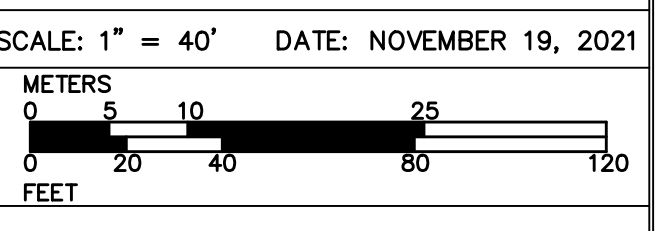
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PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
 IN  
 WAREHAM, MASSACHUSETTS  
 (PLYMOUTH COUNTY)



**TOPOGRAPHIC PLAN**

B+T JOB NO. 3203.02  
 B+T PLAN NO. 320302P009A-006 **TP-6**

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

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

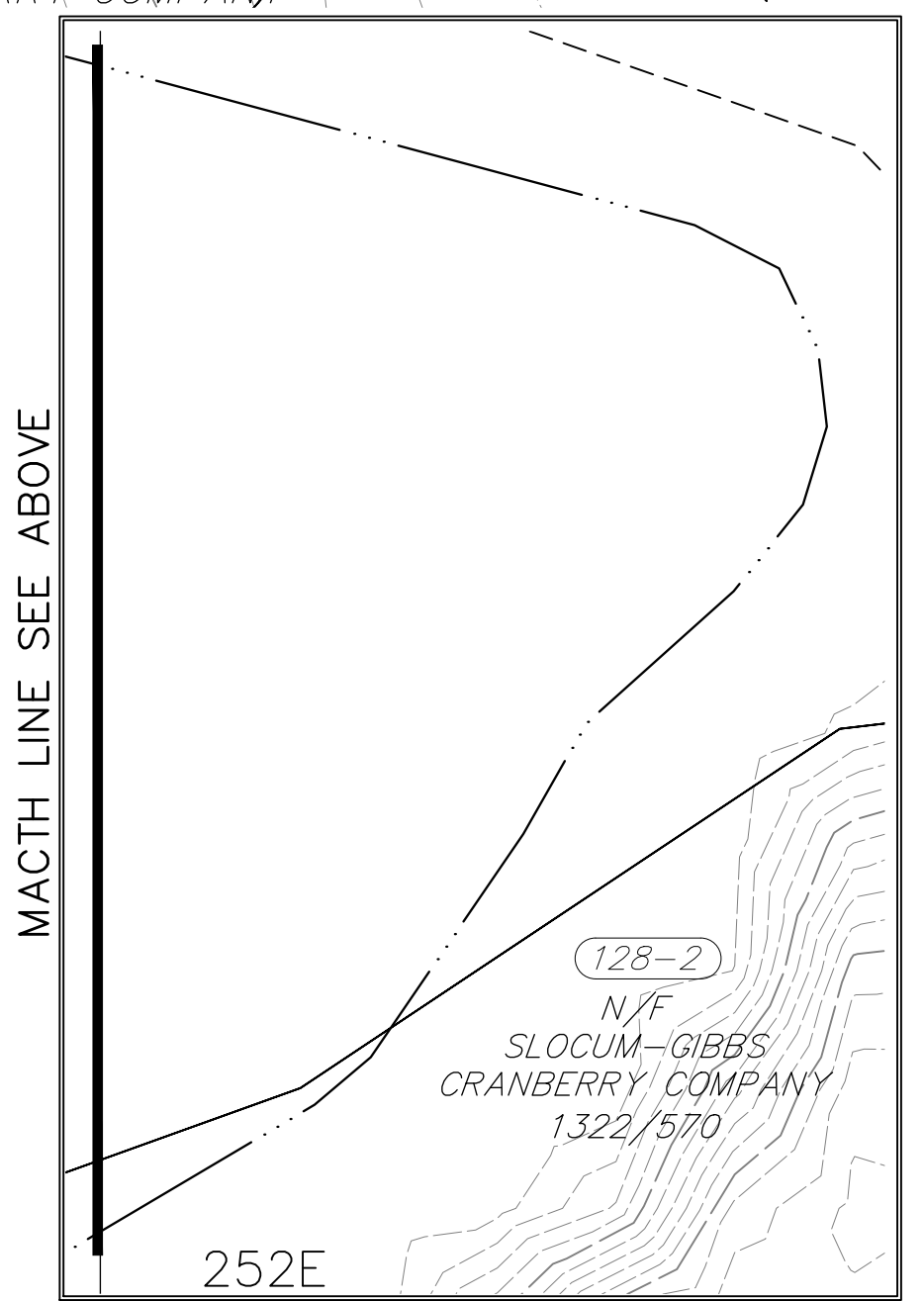
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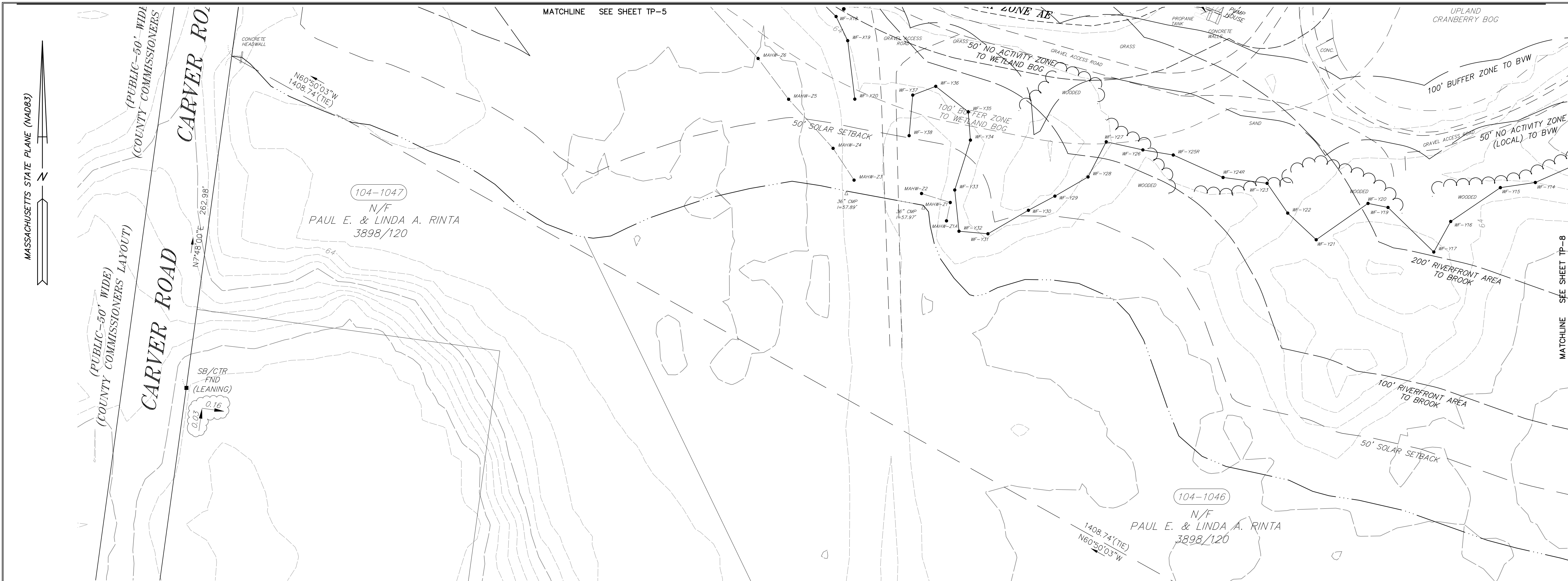
WAREHAM TOWN CLERK:.....  
 DATE:.....

SEE SHEET 7 FOR NOTES AND LEGEND



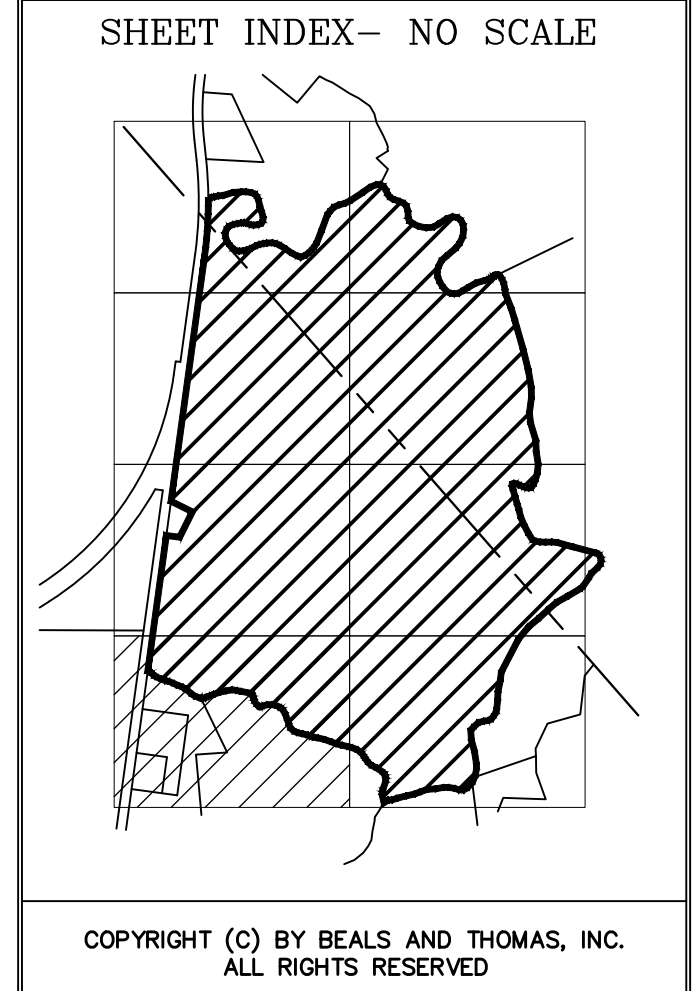
*Kenneth Comte*  
 11/19/2021





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### LEGEND

	LOCUS PROPERTY LINE		BITUMINOUS CONCRETE
	APPROX. LOCUS RIVER LINE		BENCHMARK
	DRAIN LINE/MANHOLE		CEMENT LINED DUCTILE IRON CONCRETE
	CATCH BASIN		CONCRETE
	FLARED END/INVERT		CORRUGATED METAL PIPE
	GAS LINE/GATE		CORRUGATED POLYETHYLENE DOOR
	WATER LINE/GATE		ELECTRIC METER
	OVERHEAD WIRE		POLYVINYL CHLORIDE
	UTILITY POLE		REINFORCED CONCRETE PIPE
	GUY WIRE		STONE BOUND
	SIGN		CONCRETE BOUND
	POST		CONCRETE BOUND
	BOLLARD POST		DRILL HOLE
	TREE-DIAMETER		ESCUTCHEON PIN, LEAD PLUG
	TREE LINE		CENTER
	RIPRAP		FOUND
	BUILDING		DISTANCE (BY RECORD)
	MINOR CONTOUR		DISTANCE (BY SURVEY)
	MAJOR CONTOUR		ASSESSOR ID MAP/LOT
	SPOT ELEVATION		
	BOUNDARY OF BORDERING VEGETATED WETLAND		
	BANK/BANK FLAG		
	EDGE OF WATER		
	CRANBERRY BOG		
	CRANBERRY BOG CHANNEL		
	100-YEAR FLOOD		
	200' RIVERFRONT AREA TO MAHW		
	200' RIVERFRONT AREA TO APPROX. MAHW		
	100' BUFFER ZONE		
	50' NO ACTIVITY ZONE (WAREHAM)		
	50' NO ACTIVITY ZONE TO WETLAND BOG (WAREHAM)		
	100' BUFFER ZONE TO WETLAND BOG		
	65' NO BUILD ZONE TO WETLAND BOG (CARVER)		

- ### NOTES
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
  - THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION AND GPS METHODS ON OR BETWEEN MAY 12 AND MAY 27, 2020.
  - TOPOGRAPHIC LIDAR INFORMATION TAKEN FROM NOAA DIGITAL COAST DATA VIEWER DATA SET ENTITLED "2011 USGS LIDAR: NORTHEAST (NY TO ME)". THIS DATA WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 15 cm RMSEz VERTICAL ACCURACY CLASS. ACCURACY Z @ 95% = 30CM, VALID FOR 2 FOOT CONTOUR INTERVALS.
  - WETLAND RESOURCE AREAS DELINEATED BY BEALS AND THOMAS, INC. ON MAY 19, 2020.
  - WETLAND RESOURCE AREA FLAGS LOCATED BY TOTAL STATION METHODS BY BEALS AND THOMAS, INC. ON OR BETWEEN MAY 19 AND MAY 27, 2020.
  - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-VRS METHODS, NAD\_83(2011)(EPOCH2010).
  - THE WEWEANTIC RIVER IS BASED ON A COMPILED LOCATION USING MASSGIS PARCEL AND WATER BODIES DATA LAYERS, USGS COLOR ORTHO IMAGERY (2019), AND FEMA FLOOD MAPS.
  - THE PARCEL SHOWN IS PARTIALLY LOCATED IN:  
 ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED);  
 FLOODWAY AREAS IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS);  
 ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)  
 AS SHOWN ON "FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANELS 459 AND 467 OF 650", MAP NUMBER 25023C0459J AND 25023C0467J, EFFECTIVE DATE JULY 17, 2012.

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

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

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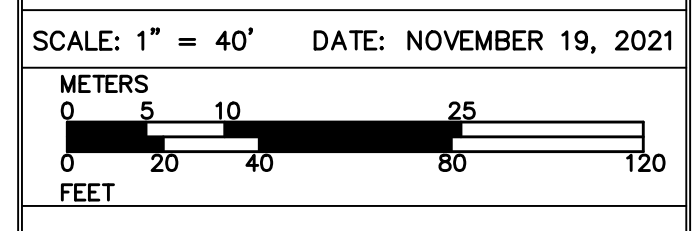


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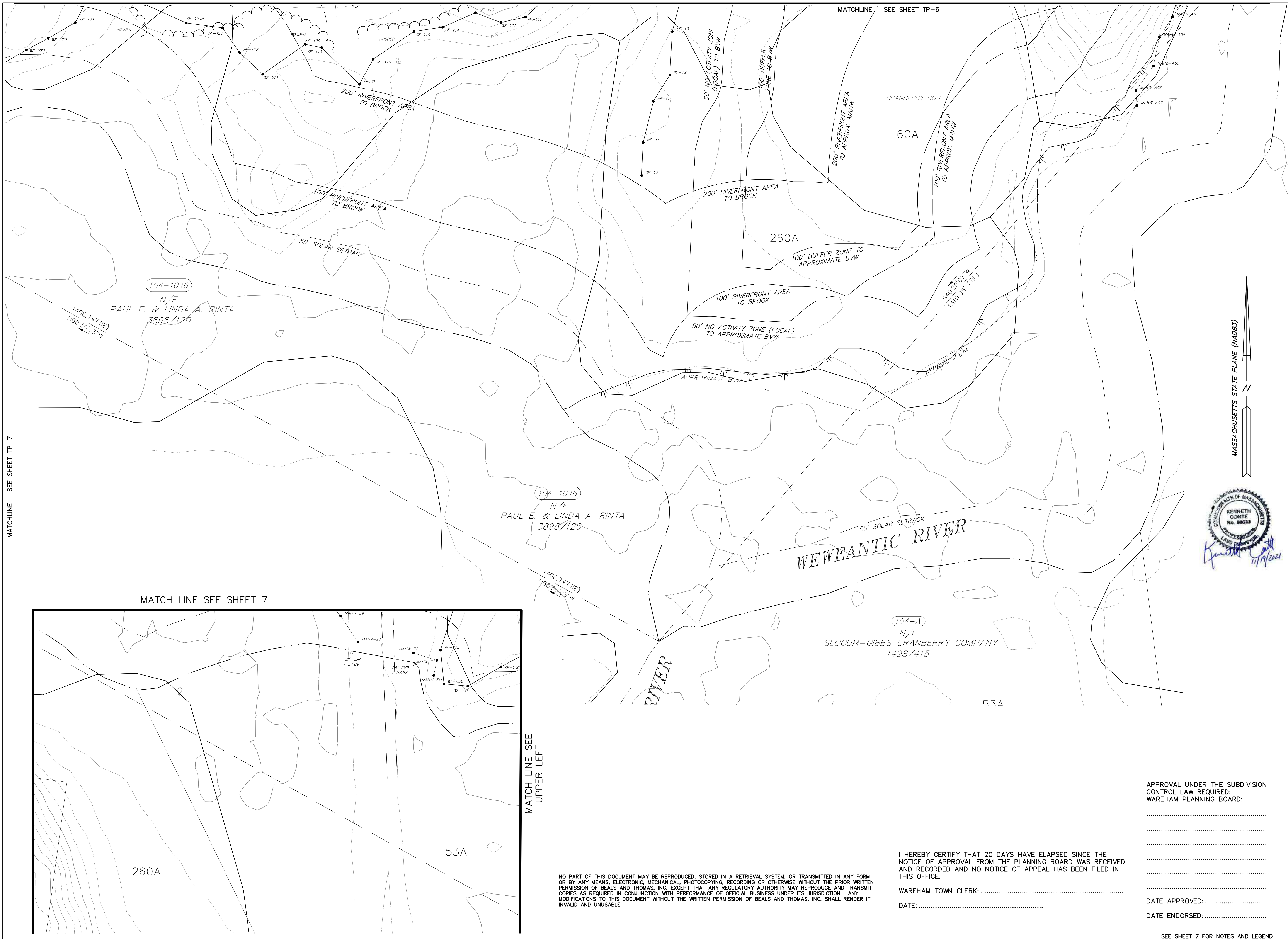
PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
 IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)



### TOPOGRAPHIC PLAN

B+T JOB NO. 3203.02  
 B+T PLAN NO. 320302P009A-007  
**TP-7**

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RECORD OWNER:

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MASSACHUSETTS STATE PLANE (NAD83)

KENNETH COMTE  
 No. 88033  
 11/19/2021

PREPARED BY:

**BEALS + THOMAS**

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PROJECT:

**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
 IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

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

METERS  
 0 5 10 25  
 FEET  
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**TOPOGRAPHIC PLAN**

B+T JOB NO. 3203.02  
 B+T PLAN NO. 320302P009A-008 **TP-8**

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

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DATE ENDORSED: .....

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WAREHAM PLANNING BOARD:

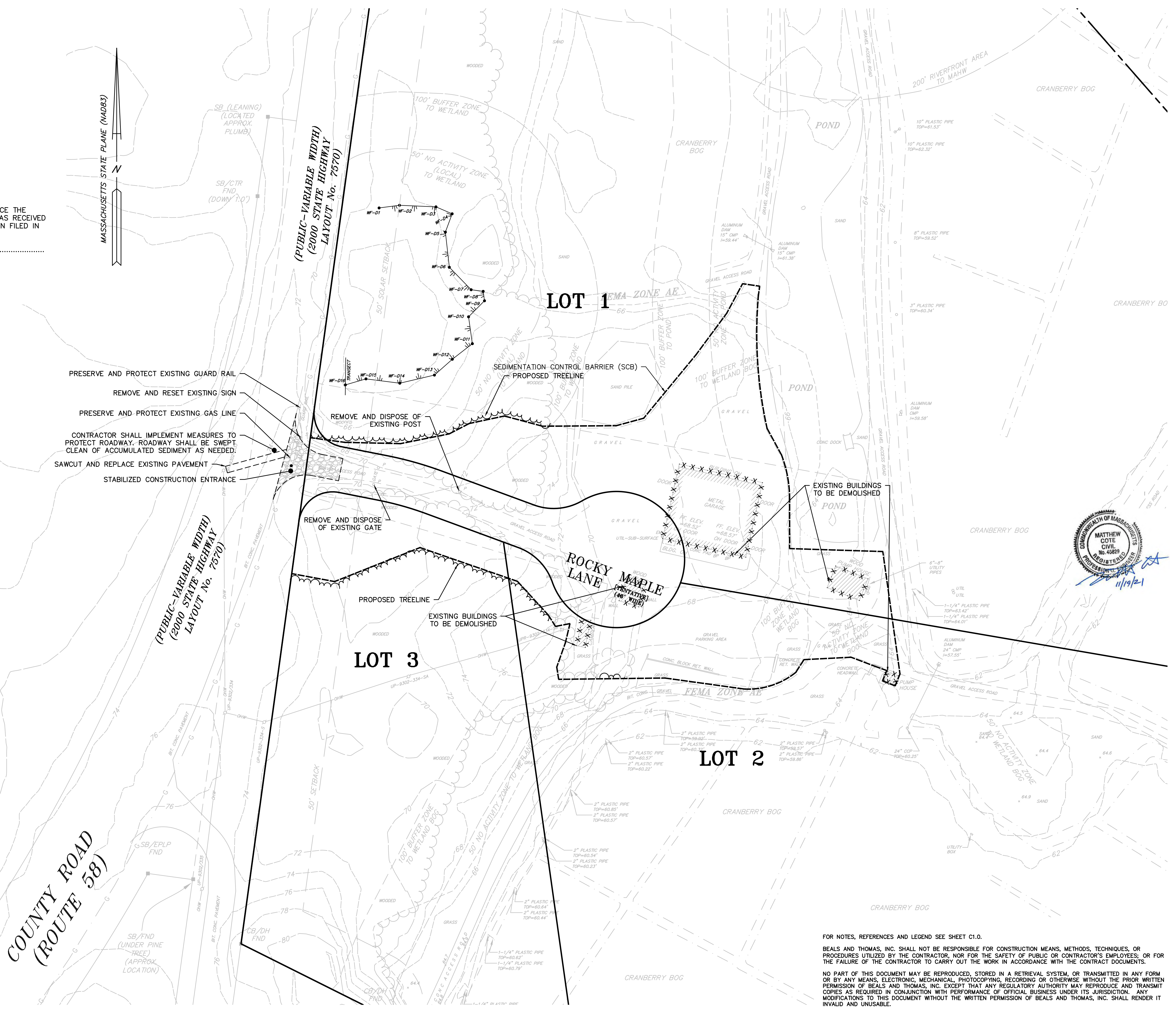
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DATE: .....



- PRESERVE AND PROTECT EXISTING GUARD RAIL
- REMOVE AND RESET EXISTING SIGN
- PRESERVE AND PROTECT EXISTING GAS LINE
- 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 AND DISPOSE OF EXISTING POST
- REMOVE AND DISPOSE OF EXISTING GATE

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.  
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PREPARED FOR:  
**BRETT MEREDITH**  
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
36362/253  
25062/162  
24065/173  
ASSESSOR'S MAPS-LOTS  
104-1049-A (20 NORTH CARVER ROAD)  
104-1049-B (26 NORTH CARVER ROAD)  
104-1049-D (0 CARVER ROAD)  
104-1050-A (NORTH CARVER ROAD)



PREPARED BY:  
**BEALS + THOMAS**  
BEALS AND THOMAS, INC.  
32 Court Street  
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T 508.746.3288 | www.bealsandthomas.com

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	ISSUE DATE DESCRIPTION
NBB	NBB MC MC
DES	DWN CHK'D APP'D

PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF**  
**ROCKY MAPLE LANE**  
IN  
WAREHAM, MASSACHUSETTS  
(PLYMOUTH COUNTY)

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

**SITE PREPARATION AND EROSION CONTROL PLAN**  
B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P010A-002 **C3.0**

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

DATE APPROVED: .....

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WAREHAM TOWN CLERK: .....

DATE: .....

MASSACHUSETTS STATE PLANE (MAD83)



PREPARED FOR:

**BRETT MEREDITH**

PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:

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36362/253  
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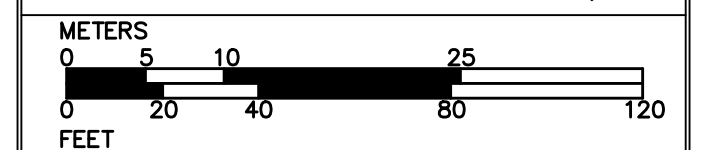
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PROJECT:

**DEFINITIVE SUBDIVISION PLAN OF**

**ROCKY MAPLE LANE**  
IN  
WAREHAM, MASSACHUSETTS  
(PLYMOUTH COUNTY)

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

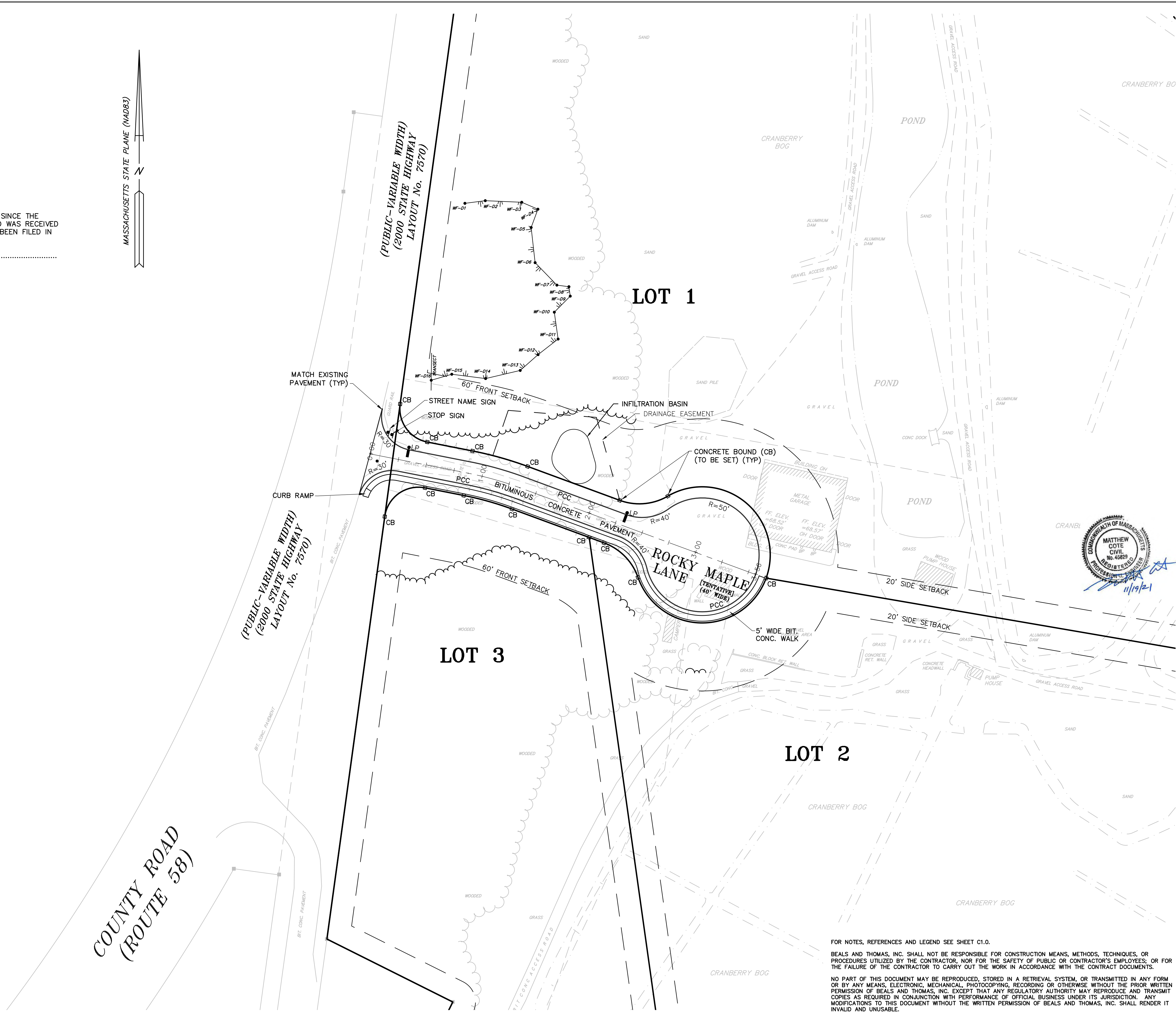


**LAYOUT AND MATERIALS**

B+T JOB NO. 3203.02

B+T PLAN NO. 320302P010A-003

**C4.0**



FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.  
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WAREHAM PLANNING BOARD:

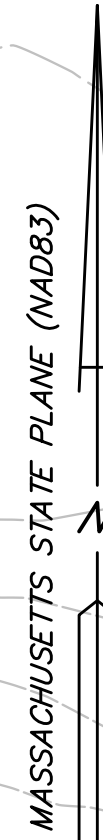
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WAREHAM TOWN CLERK: .....

DATE: .....



COUNTY ROAD  
(ROUTE 58)

PROPOSED ELEC\TEL\CABLE CONNECTION AT RISER

CONNECT TO EXIST. GAS COORDINATE WITH GAS COMPANY

(PUBLIC-VARIABLE WIDTH)  
(2000 STATE HIGHWAY)  
LAYOUT No. 7570

(PUBLIC-VARIABLE WIDTH)  
(2000 STATE HIGHWAY)  
LAYOUT No. 7570

LOT 3

LOT 1 FEMA ZONE AE

LOT 2

ROCKY MAPLE  
(TENTATIVE)  
15 (40' WIDE)

SEDIMENTATION CONTROL BARRIER (SCB)  
FE-2  
INV:66.7  
12" HDPE PIPE S=0.01

OCS-1  
RIM:68.75  
INV OUT:67.0  
FE-1  
INV:67.0

GAS STUB  
ETC STUB

ETC STUB  
GAS STUB

ETC STUB  
GAS STUB



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RECORD OWNER:

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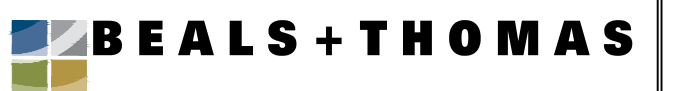
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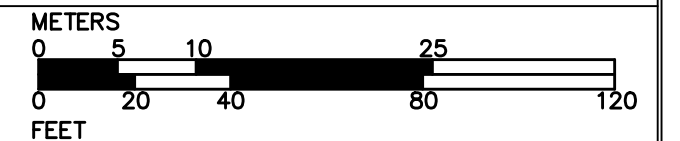
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PROJECT:

**DEFINITIVE SUBDIVISION PLAN OF**

**ROCKY MAPLE LANE**  
IN  
WAREHAM, MASSACHUSETTS  
(PLYMOUTH COUNTY)

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



**GRADING, DRAINAGE AND UTILITY PLAN**

B+T JOB NO. 3203.02

B+T PLAN NO. 320302P010A-004

**C5.0**



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

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WAREHAM TOWN CLERK: .....

DATE: .....

**PLANT LIST**

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

MASSACHUSETTS STATE PLANE (MADS3)

N

COUNTY ROAD (ROUTE 58)

SB/FND (UNDER PINE TREE) (APPROX. LOCATION)

(PUBLIC-VARIABLE WIDTH) (2000 STATE HIGHWAY LAYOUT No. 7570)

(PUBLIC-VARIABLE WIDTH) (2000 STATE HIGHWAY LAYOUT No. 7570)

LOT 3

LOT 1

LOT 2

ROCKY MAPLE (TENTATIVE) (40' WIDE)

STREET TREE (TYP.) (14 ACER RUBRUM)

PROPOSED TREELINE



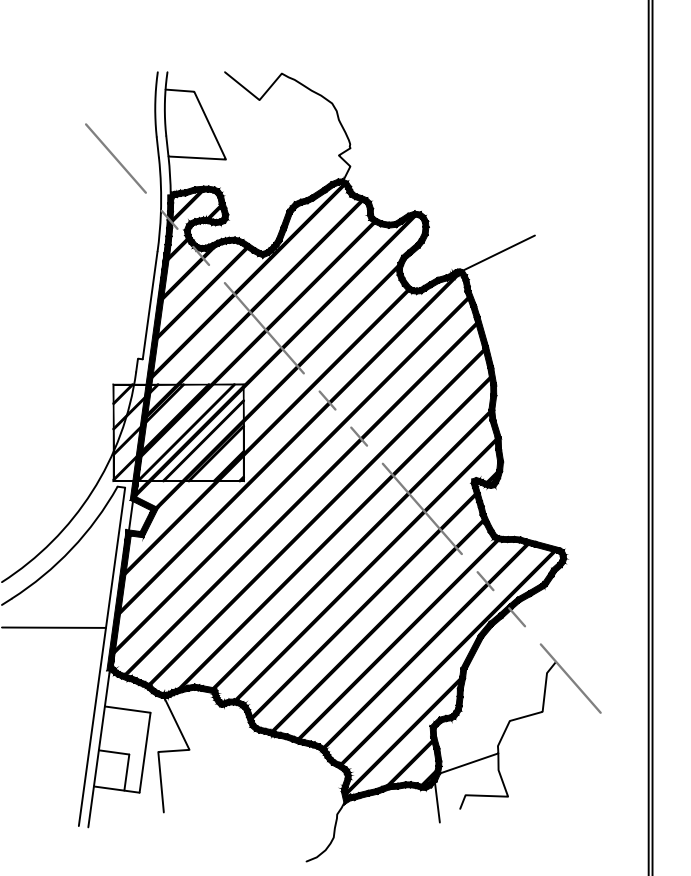
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PROJECT:  
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IN  
WAREHAM, MASSACHUSETTS  
(PLYMOUTH COUNTY)

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

**LANDSCAPE AND LIGHTING PLAN**

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P010A-005 **C6.0**

PREPARED FOR:

**BRETT MEREDITH**

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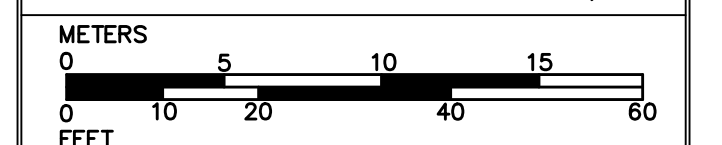
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PROJECT:

**DEFINITIVE SUBDIVISION PLAN OF**

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

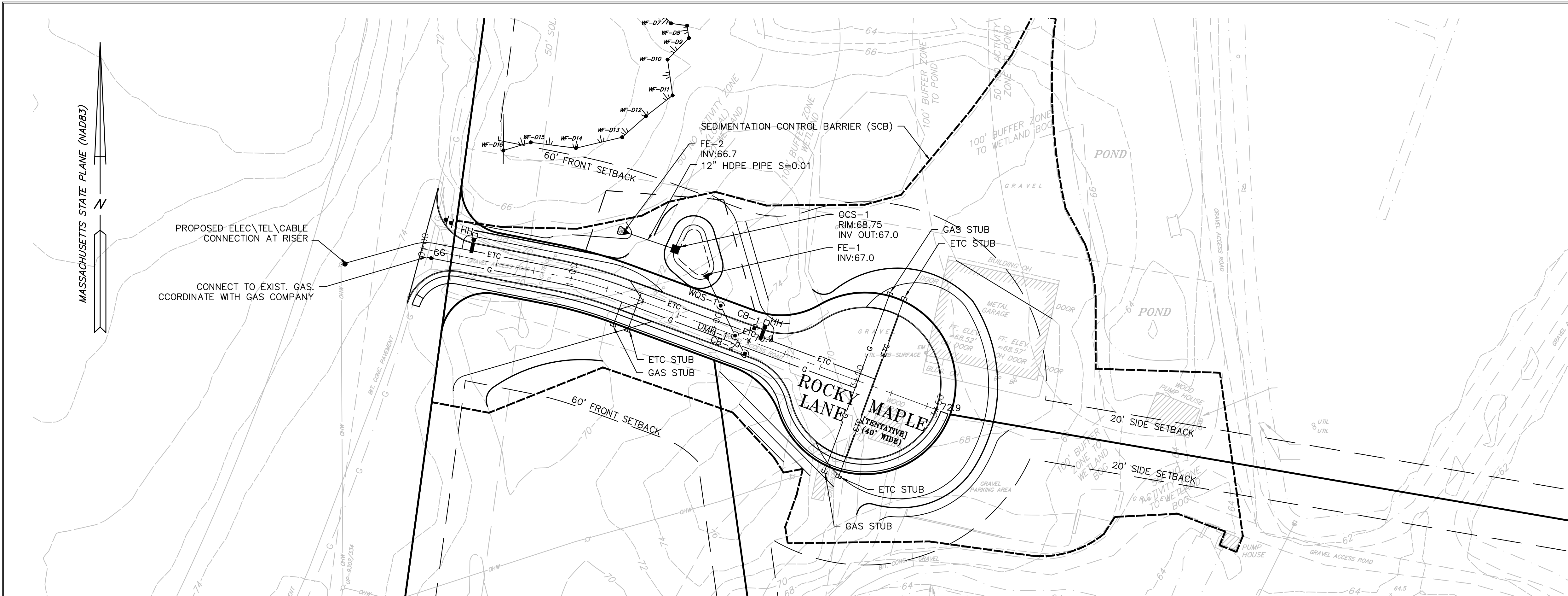


**ROADWAY PLAN AND PROFILE**

B+T JOB NO. 3203.02

B+T PLAN NO.  
320302P010A-006

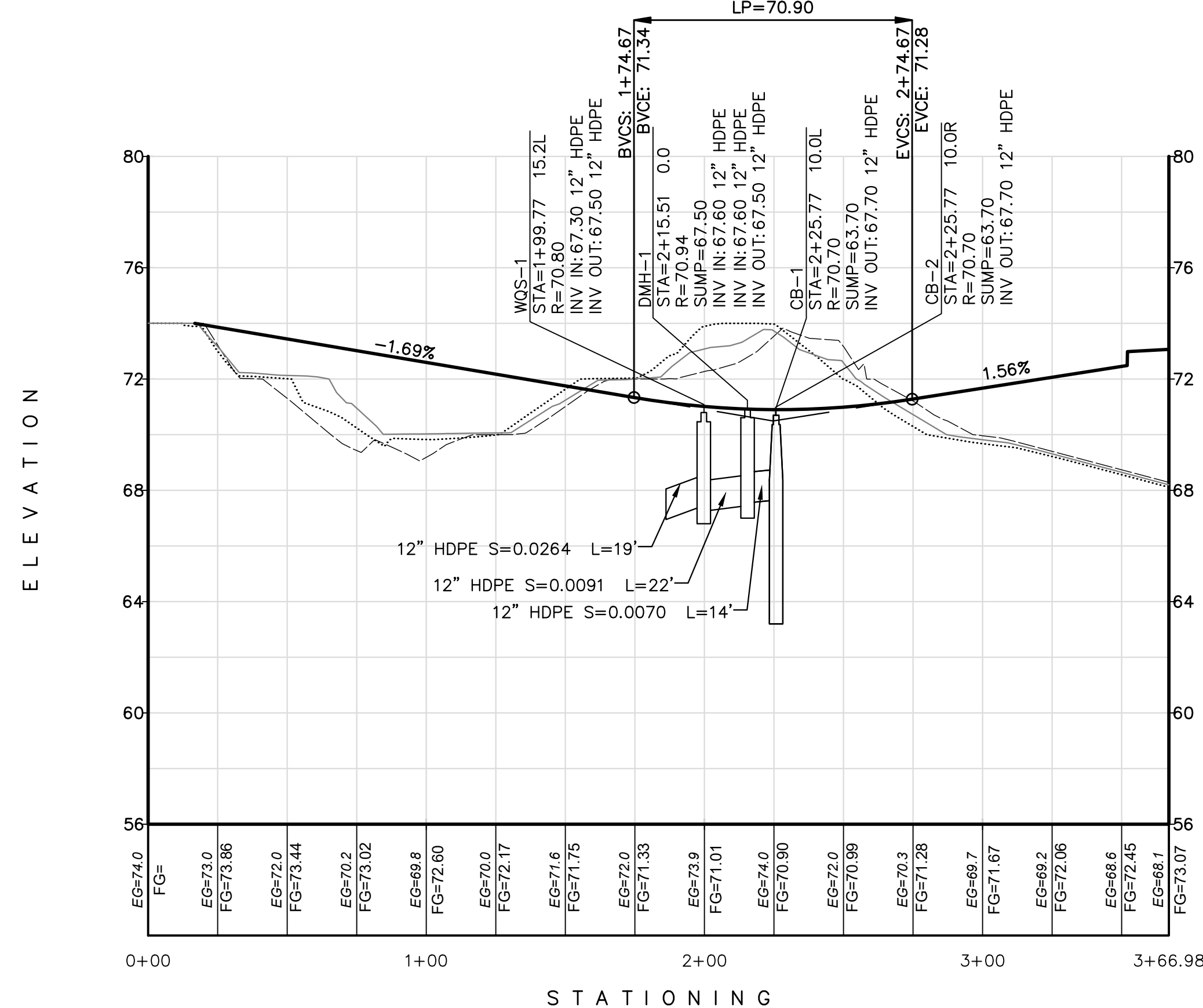
**C7.0**



**PLAN VIEW**

SCALE: 1" = 40'

PVI STA = 2+24.67  
PVI ELEV = 70.49  
A.D. = 0.03  
K = 30.75  
100.00' VC  
LP=2+26.55  
LP=70.90



**PROFILE**

SCALE: 1" = 40' HOR.  
1" = 4' VERT.

**LEGEND**

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

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

.....

.....

.....

.....

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DATE APPROVED: .....

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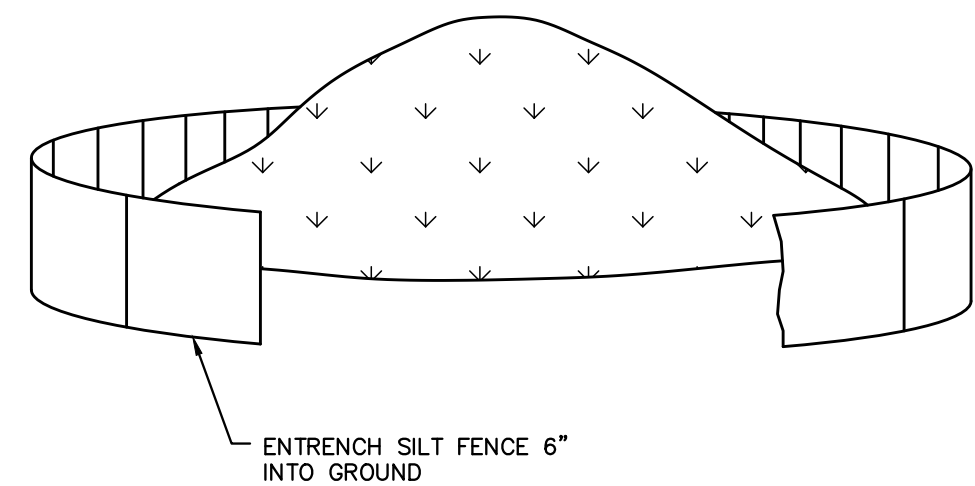
WAREHAM TOWN CLERK: .....

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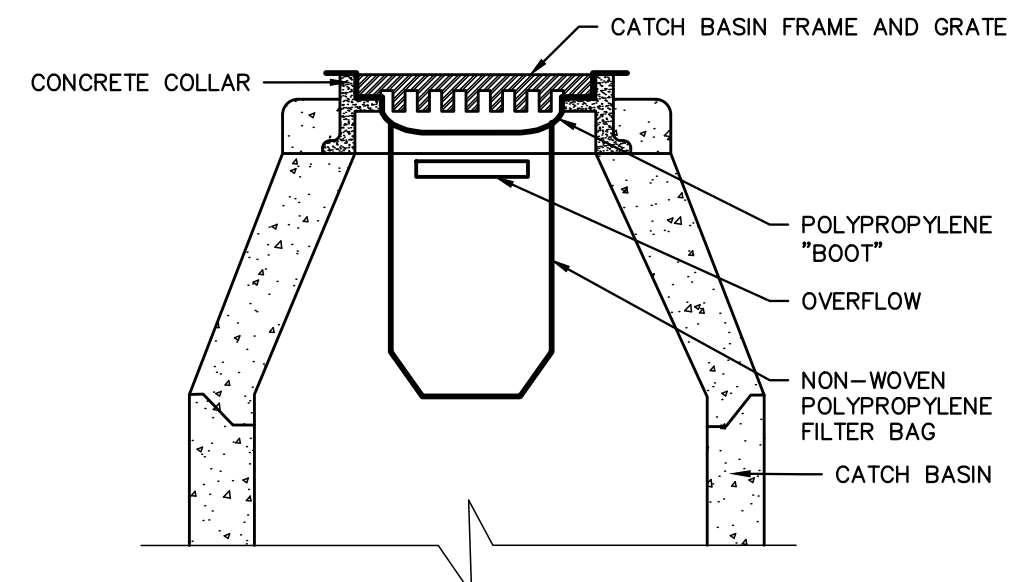
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NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

**SOIL STOCKPILE**

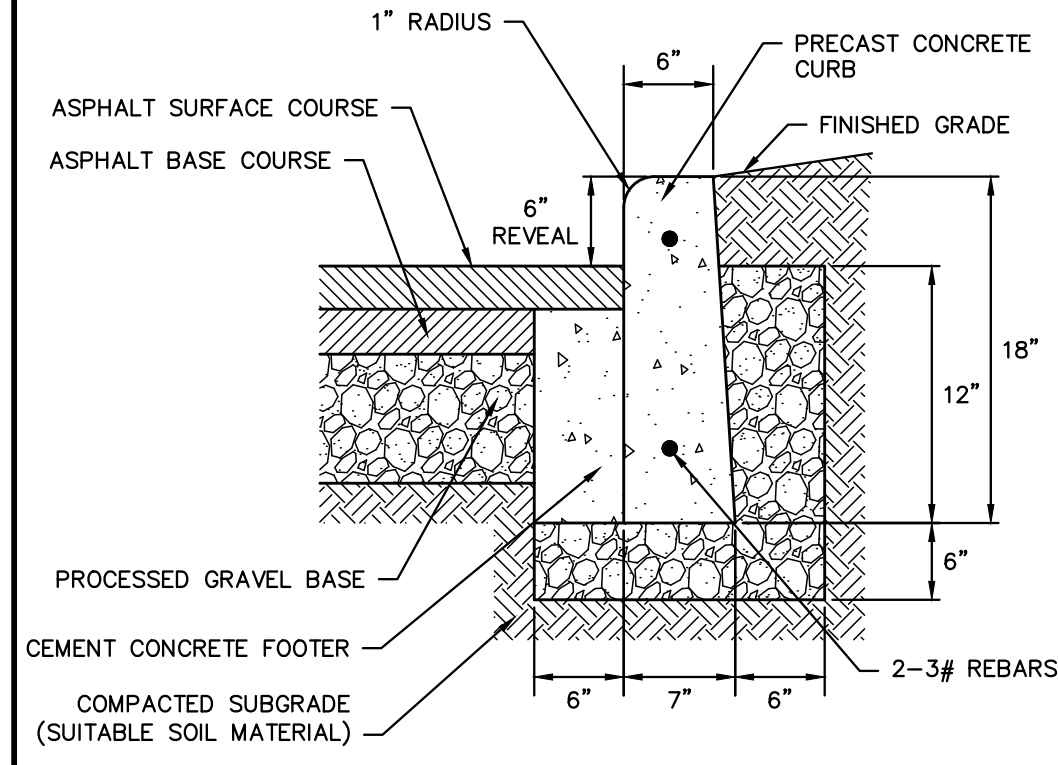
NOT TO SCALE



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**

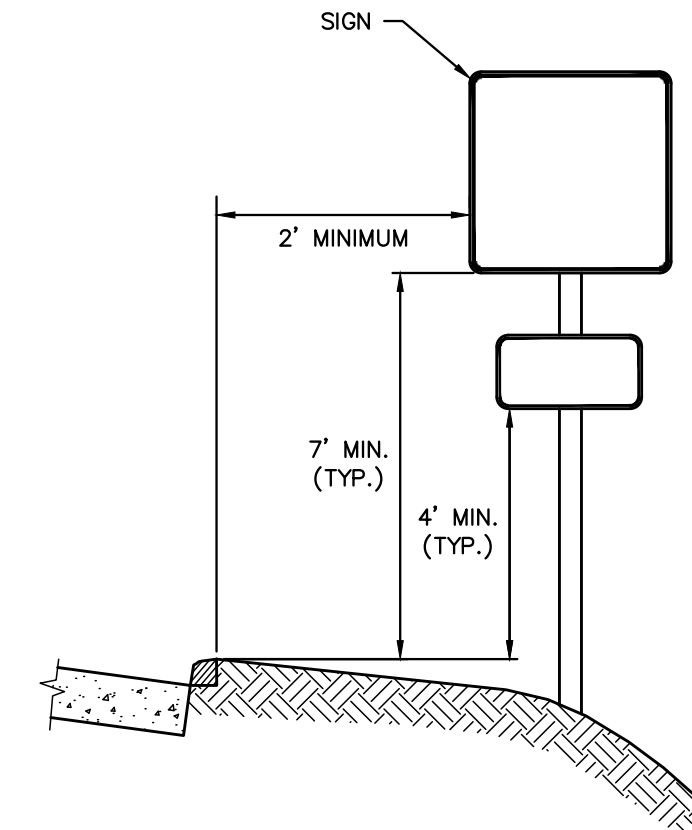
NOT TO SCALE



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

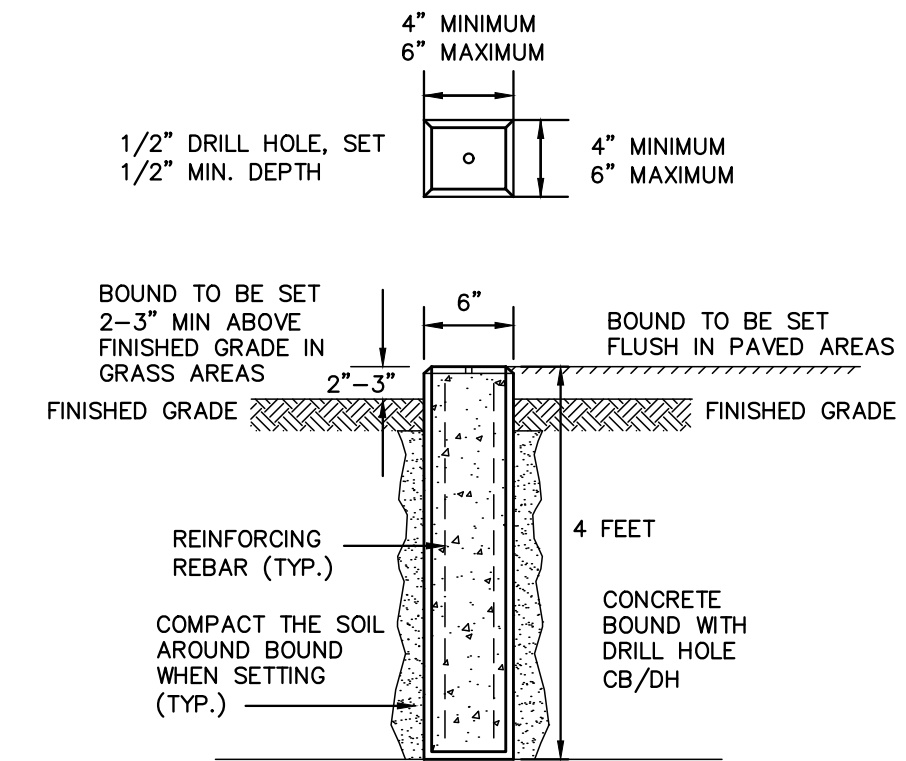
**PRECAST CONCRETE CURB**

NOT TO SCALE



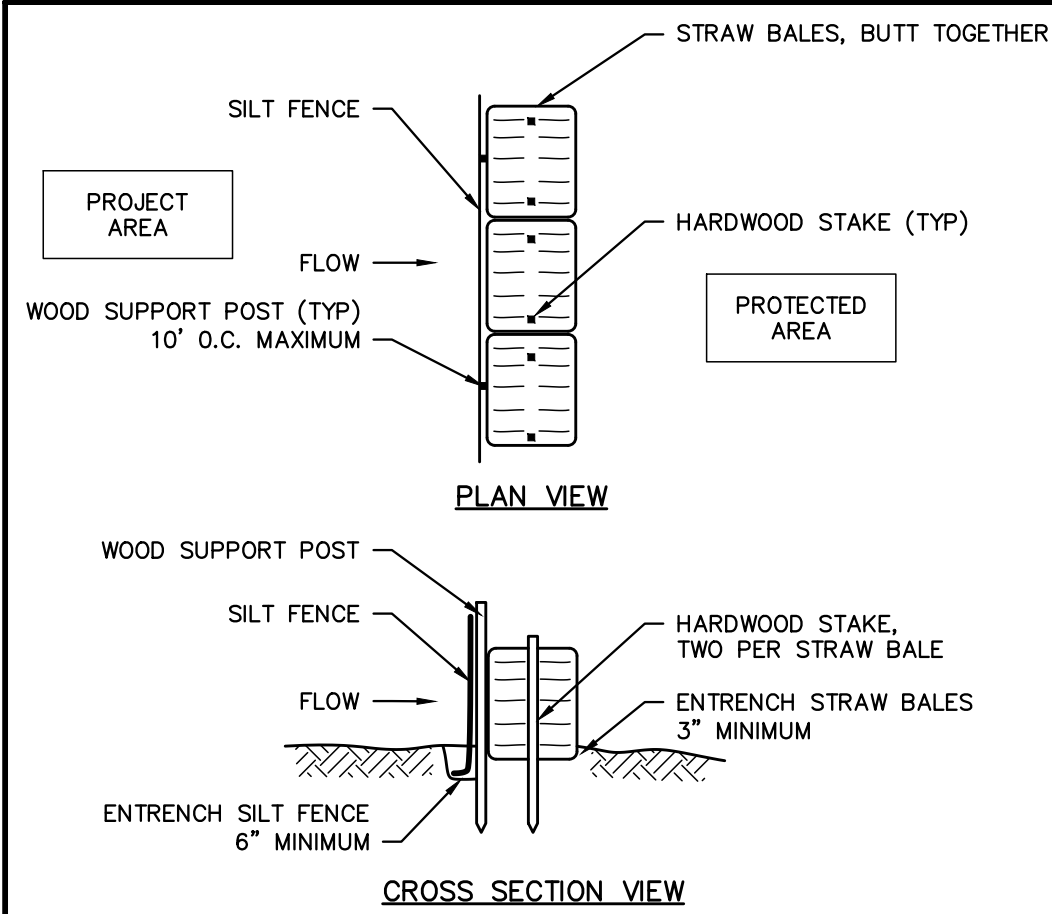
**SIGN WITH ADVISORY DISTANCE PLATE**

NOT TO SCALE



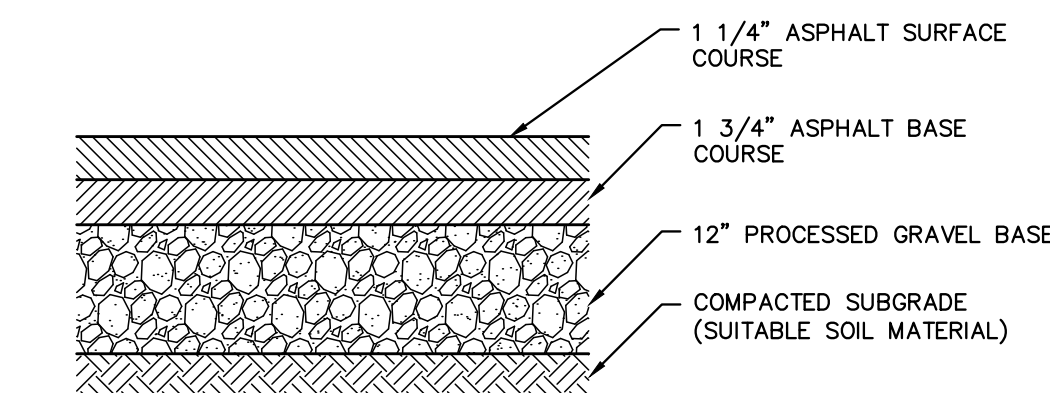
**CONCRETE BOUND DETAIL**

NOT TO SCALE



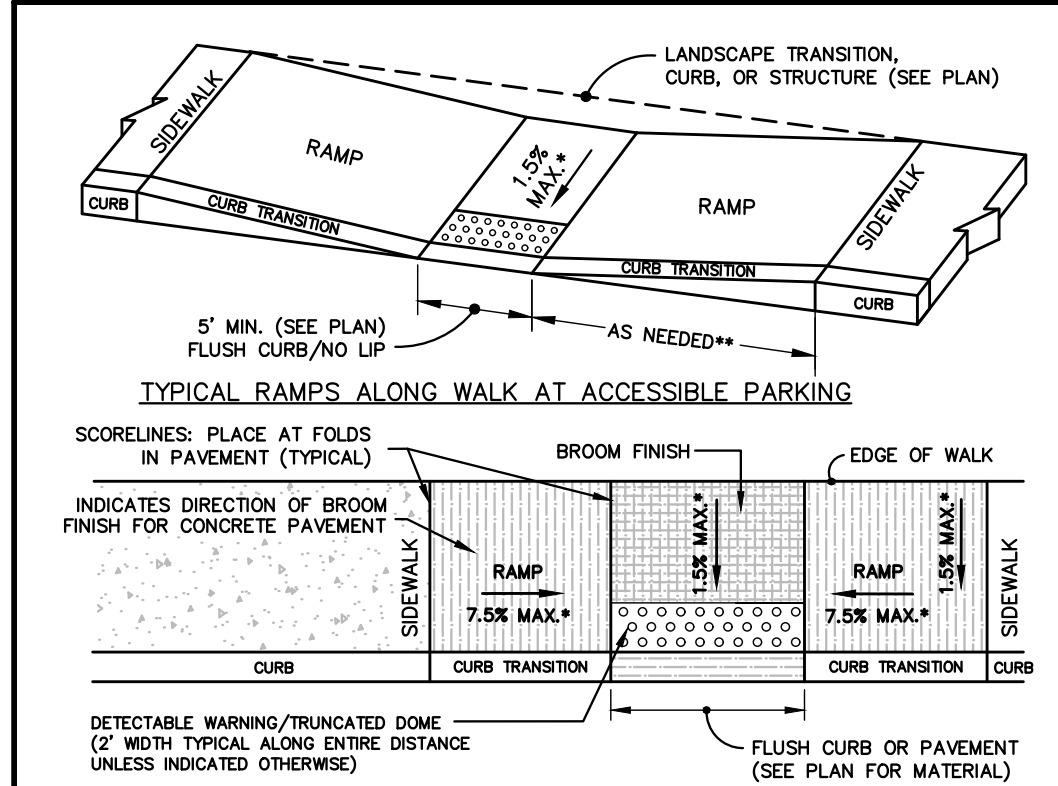
**SEDIMENT CONTROL BARRIER**

NOT TO SCALE



**BITUMINOUS CONCRETE PAVEMENT**

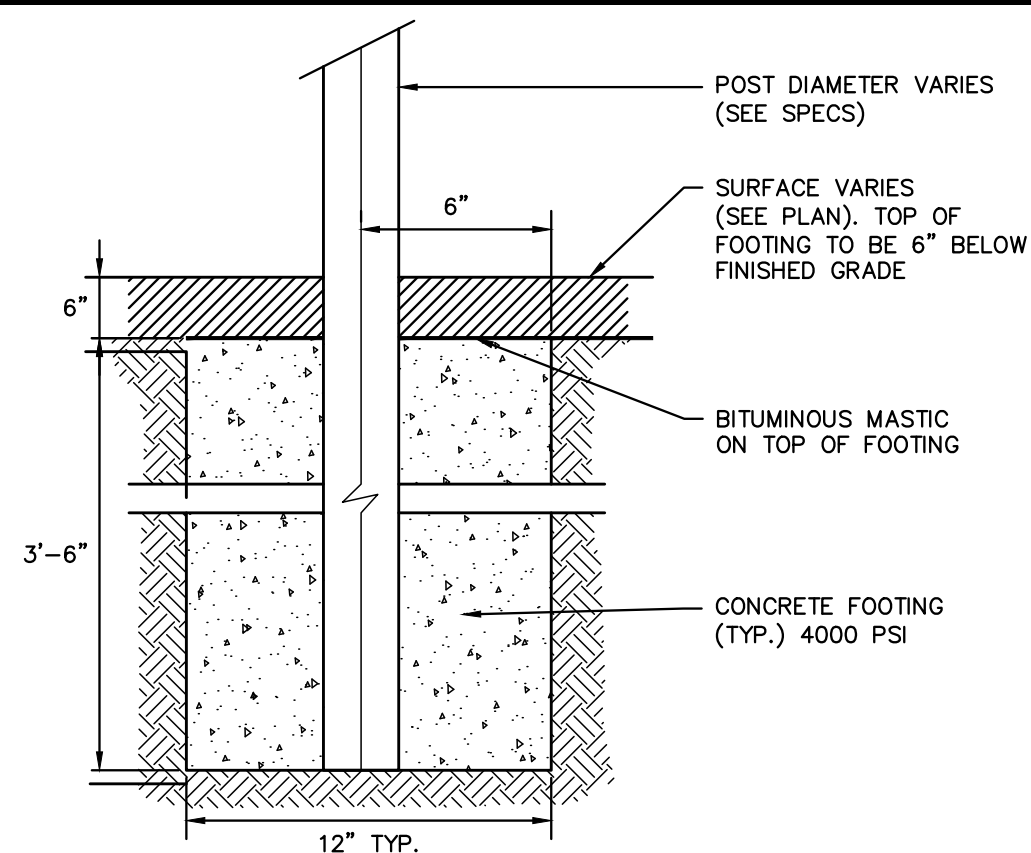
NOT TO SCALE



NOTES:  
1. RAMP SURFACE SHALL BE NON-SLIP AND ROUGHENED AS SHOWN IN PLAN.  
2. DETECTABLE WARNING/TRUNCATED DOME PER ADA SEC. 4.09.2 (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**

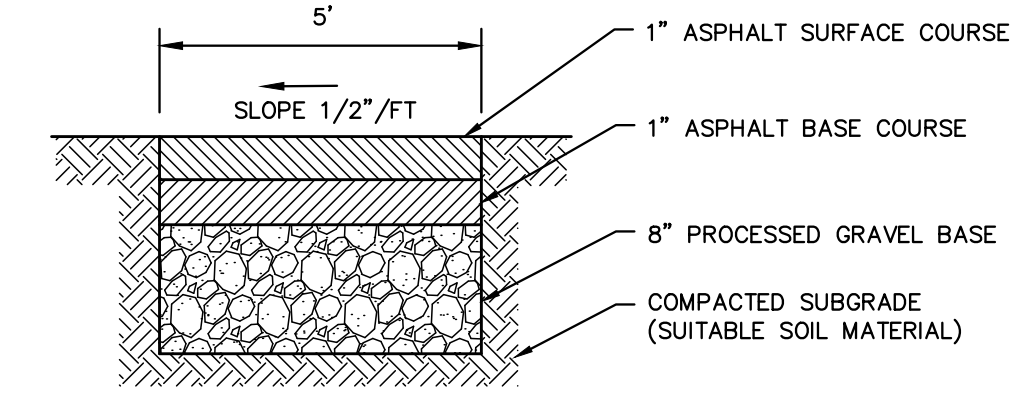
SEE PLAN FOR TYPE AND LOCATIONS



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

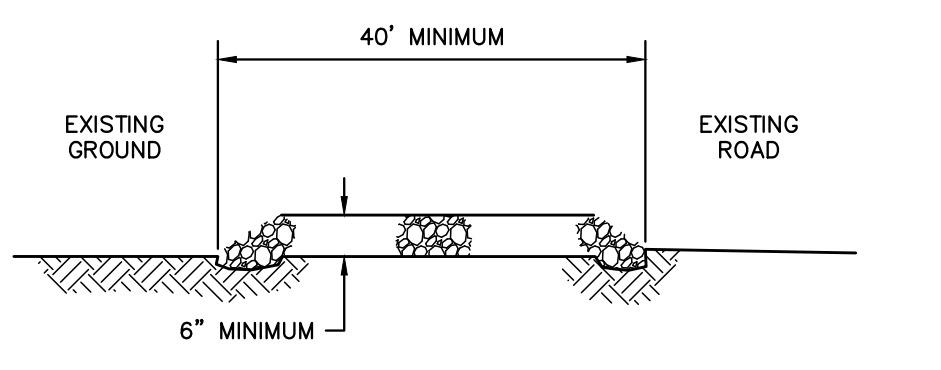
**CONCRETE POST & FOOTING DETAIL**

NOT TO SCALE

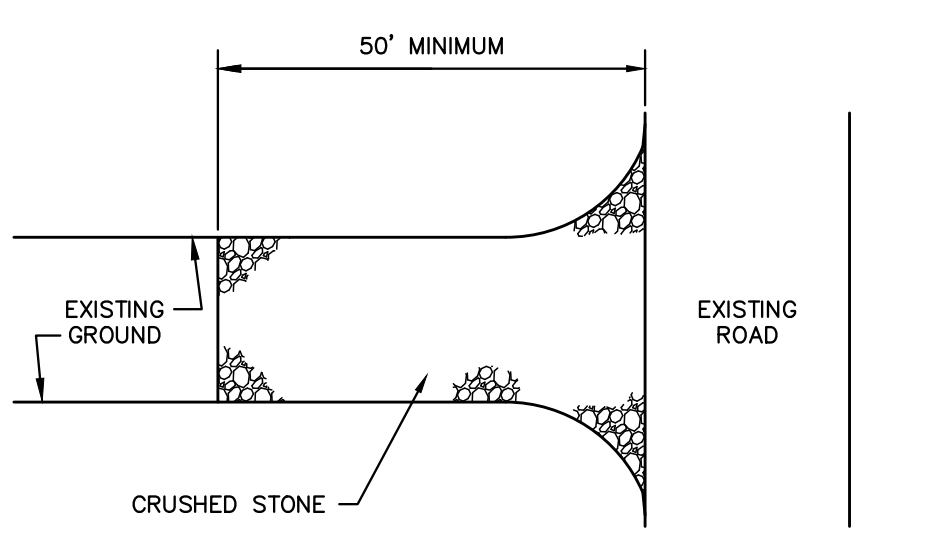


**BITUMINOUS CONCRETE SIDEWALK**

NOT TO SCALE



**PROFILE VIEW**

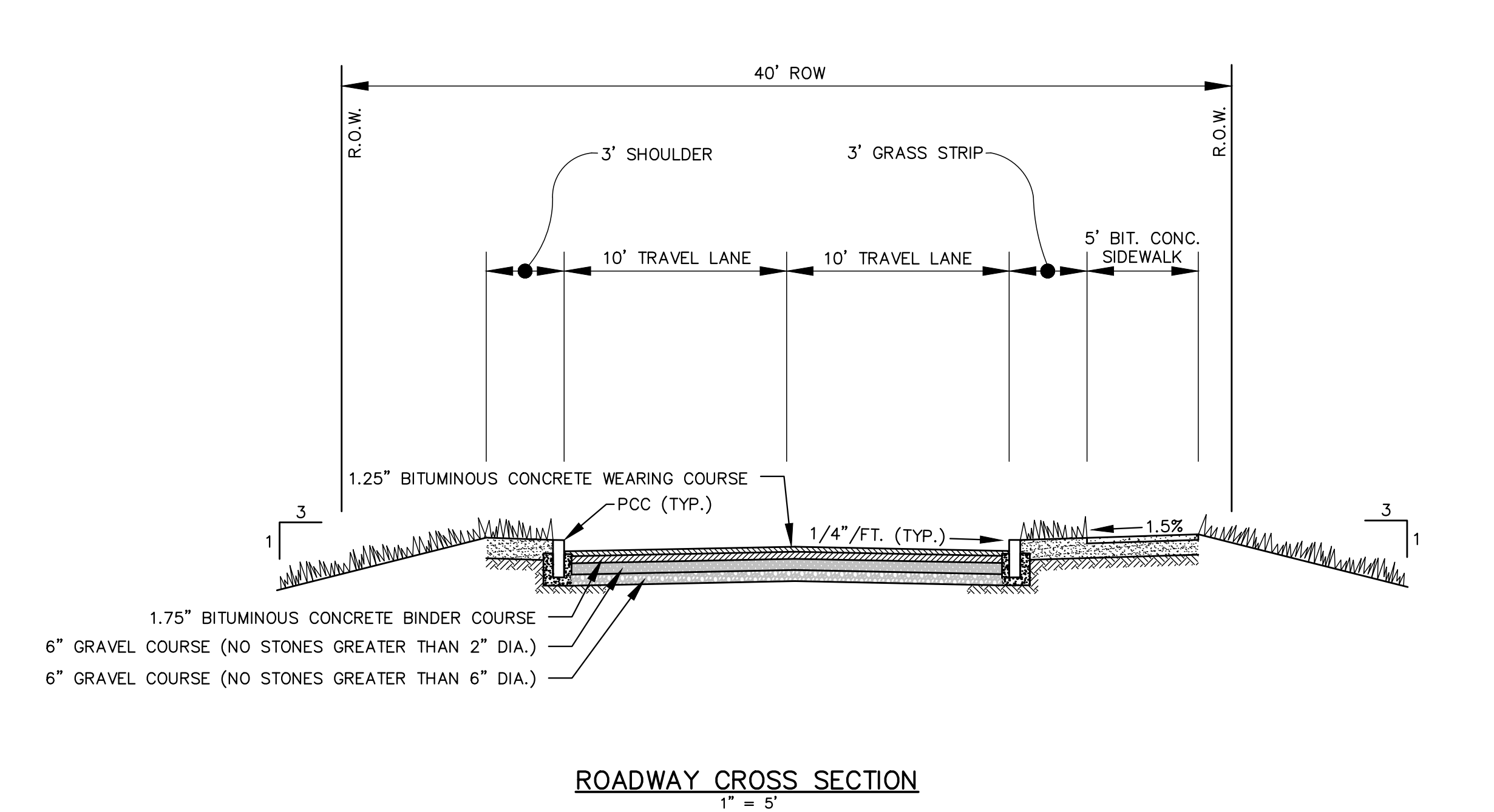


**PLAN VIEW**

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



**ROADWAY CROSS SECTION**

1" = 5'

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.  
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PREPARED FOR:  
**BRETT MEREDITH**  
PO BOX 359  
CARVER, MASSACHUSETTS 02330  
508-726-4923

RECORD OWNER:  
**BRETT MEREDITH**  
36362/253  
25062/162  
24065/173  
ASSESSOR'S MAPS-LOTS  
104-1049-A (20 NORTH CARVER ROAD)  
104-1049-B (26 NORTH CARVER ROAD)  
104-1049-D (0 NORTH CARVER ROAD)  
104-1050-A (NORTH CARVER ROAD)



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	ISSUE DATE	DESCRIPTION	
NBB	NBB	MC	MC
DES	DWN	CHK'D	APP'D

PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF ROCKY MAPLE LANE**  
IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

SCALE: AS NOTED DATE: NOVEMBER 19, 2021

**SITE DETAILS**

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P007A-003  
**C8.0**

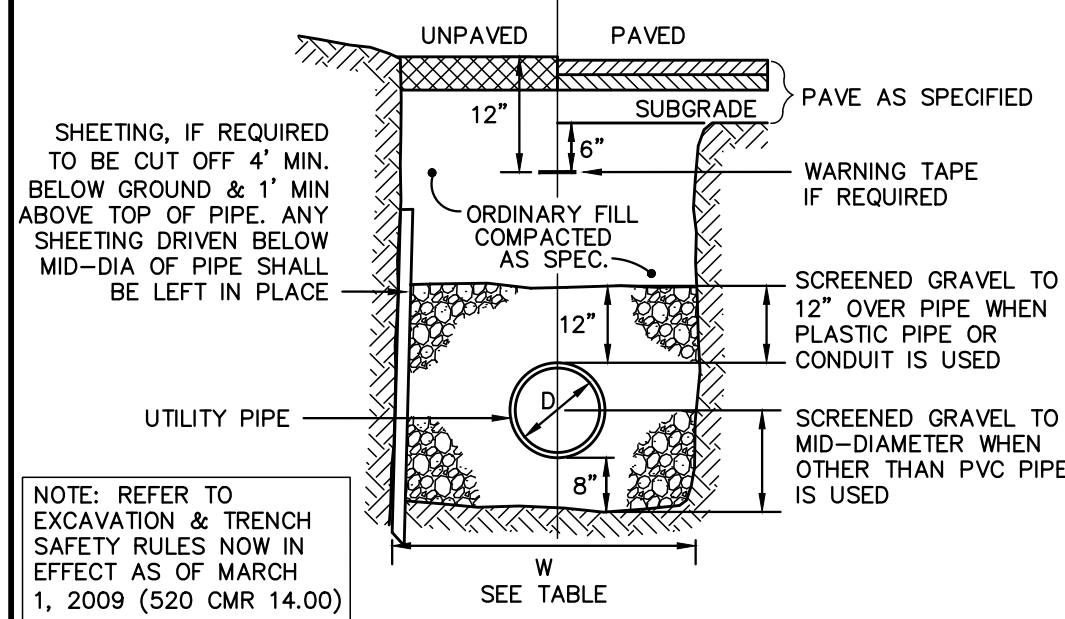
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:  
WAREHAM PLANNING BOARD:

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.

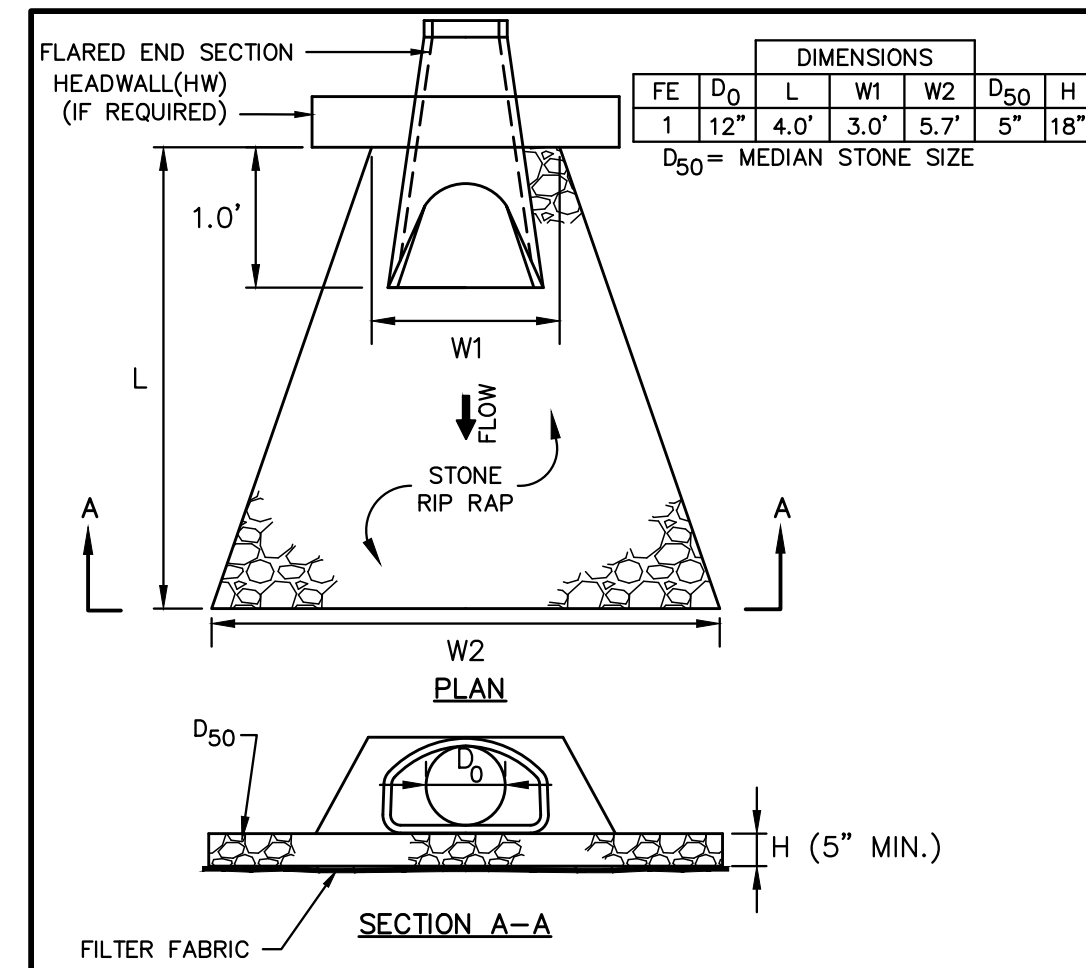
WAREHAM TOWN CLERK:.....  
DATE:.....

TRENCH WIDTH (W)		
D	W	W
DIAMETER OF PIPE	UNSHEETED	SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



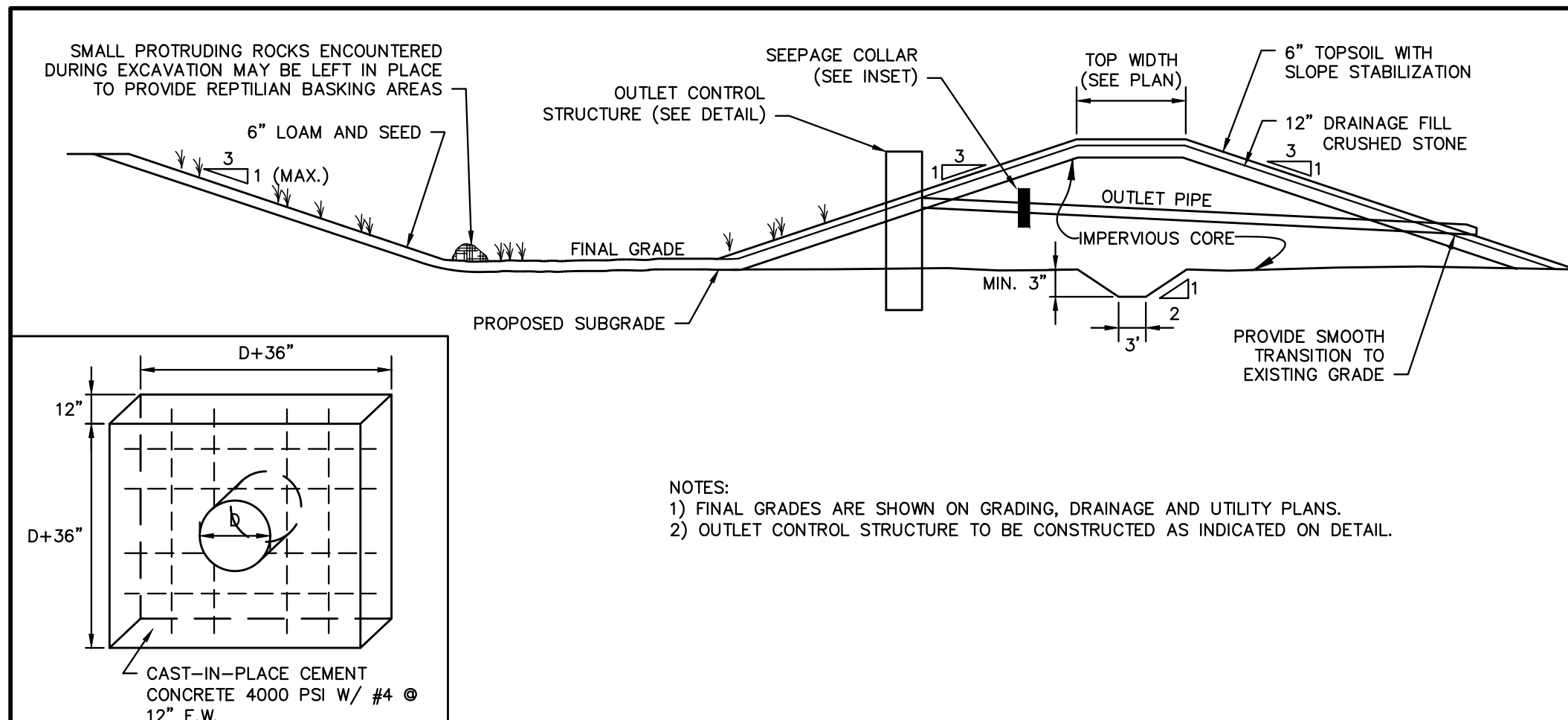
**UTILITY TRENCH**

NOT TO SCALE



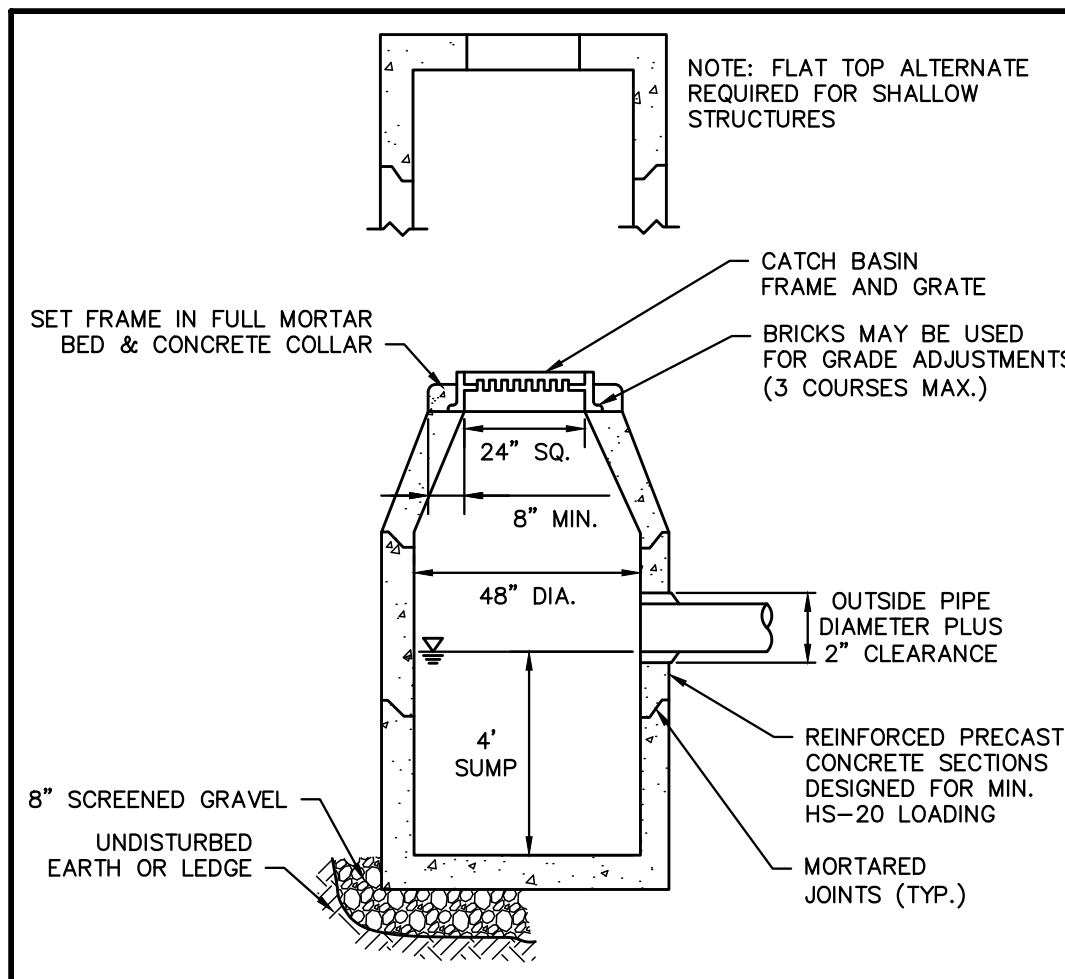
**RIP RAP APRON**

NOT TO SCALE



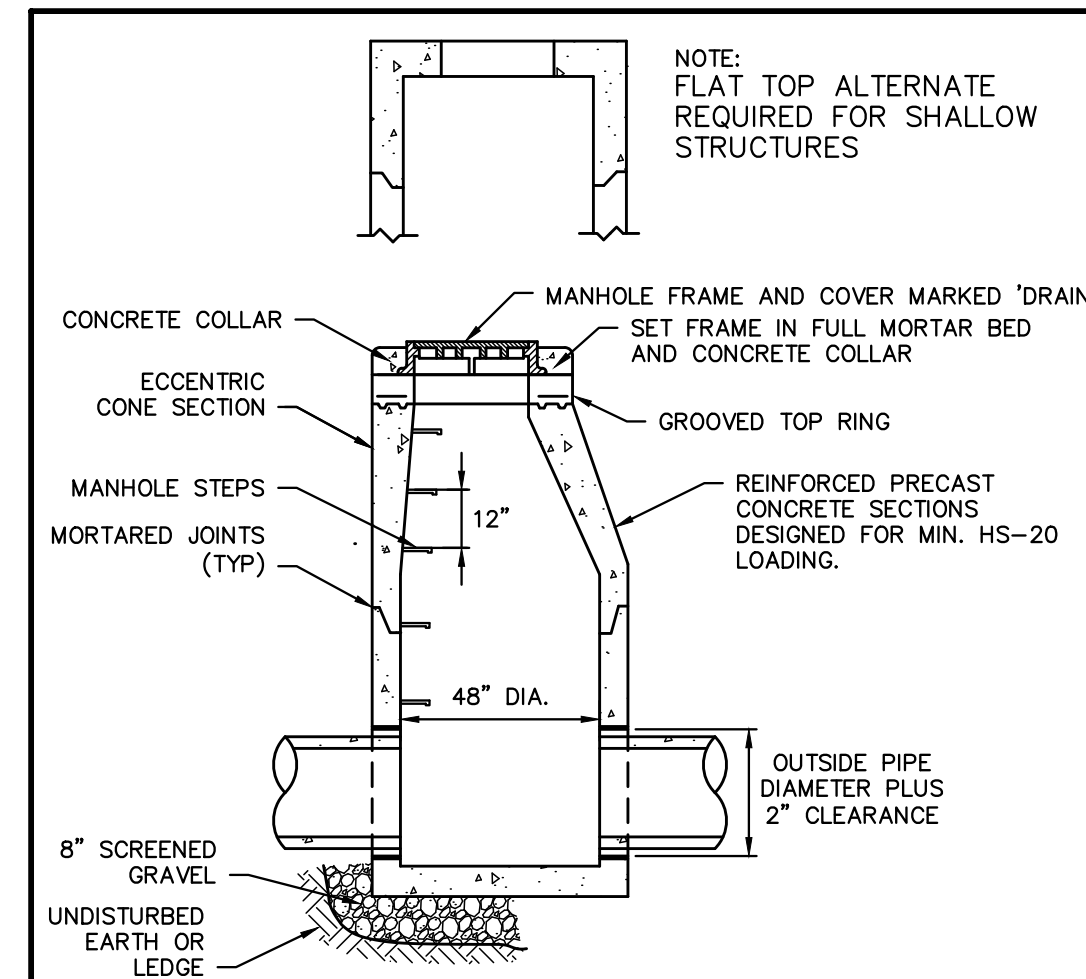
**DETENTION BASIN SECTION**

NOT TO SCALE



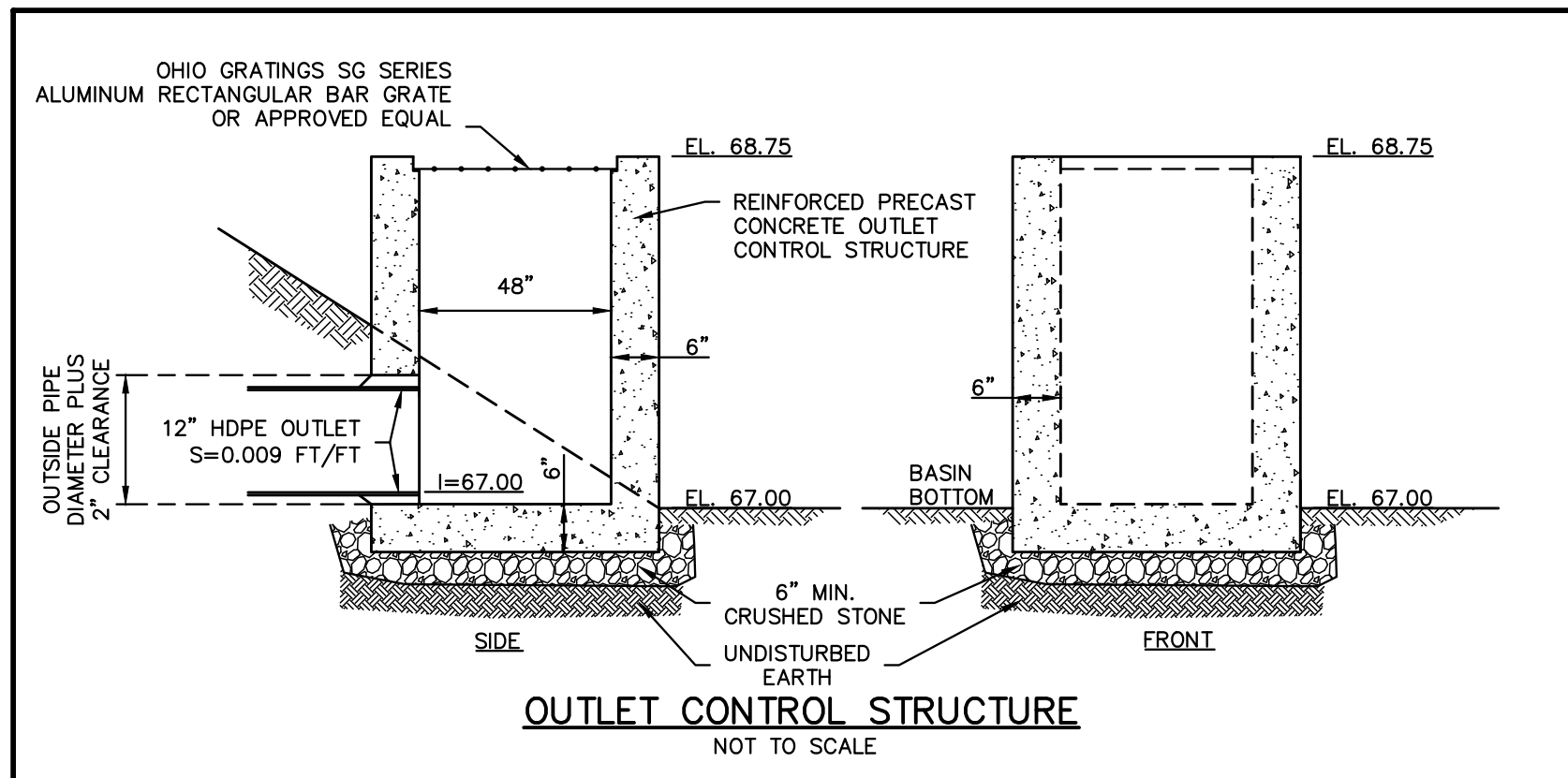
**CATCH BASIN**

NOT TO SCALE



**DRAIN MANHOLE**

NOT TO SCALE



**OUTLET CONTROL STRUCTURE**

NOT TO SCALE

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DATE APPROVED: .....

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WAREHAM TOWN CLERK: .....

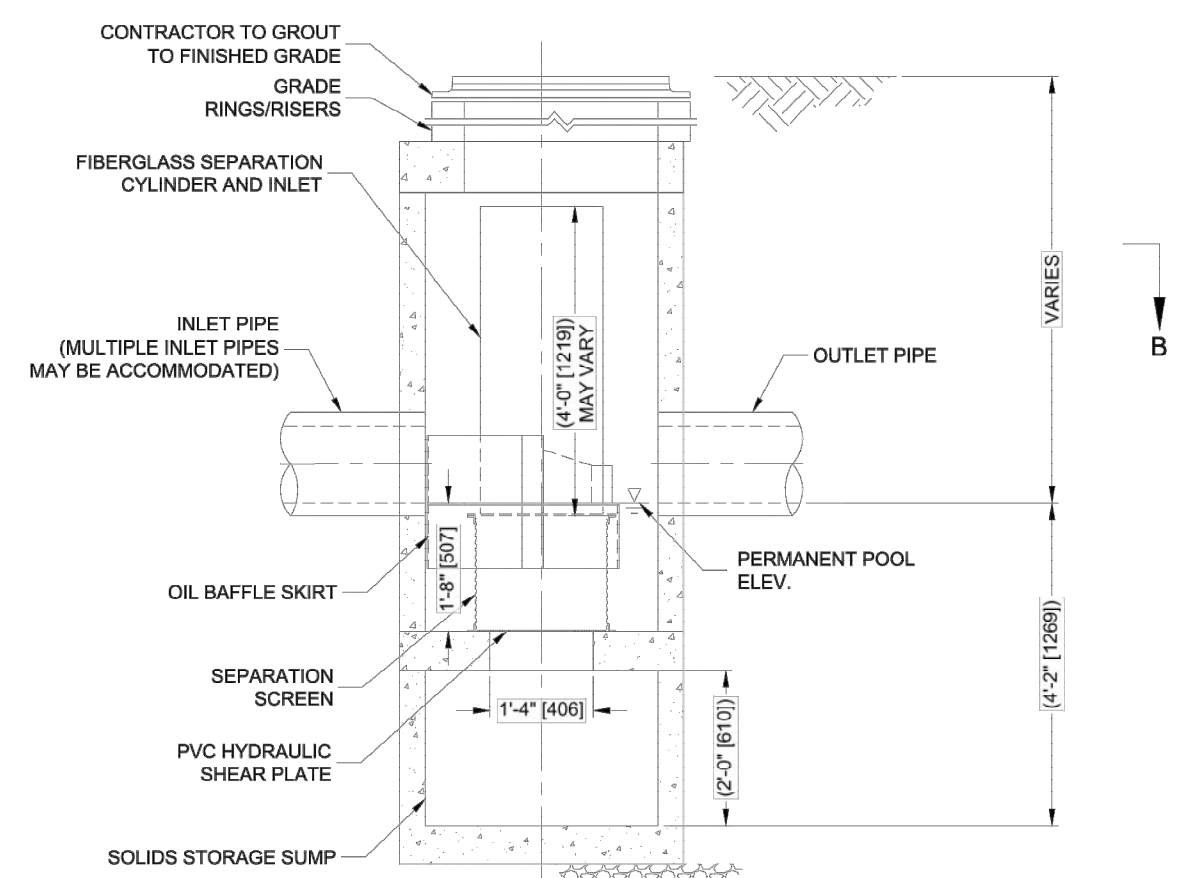
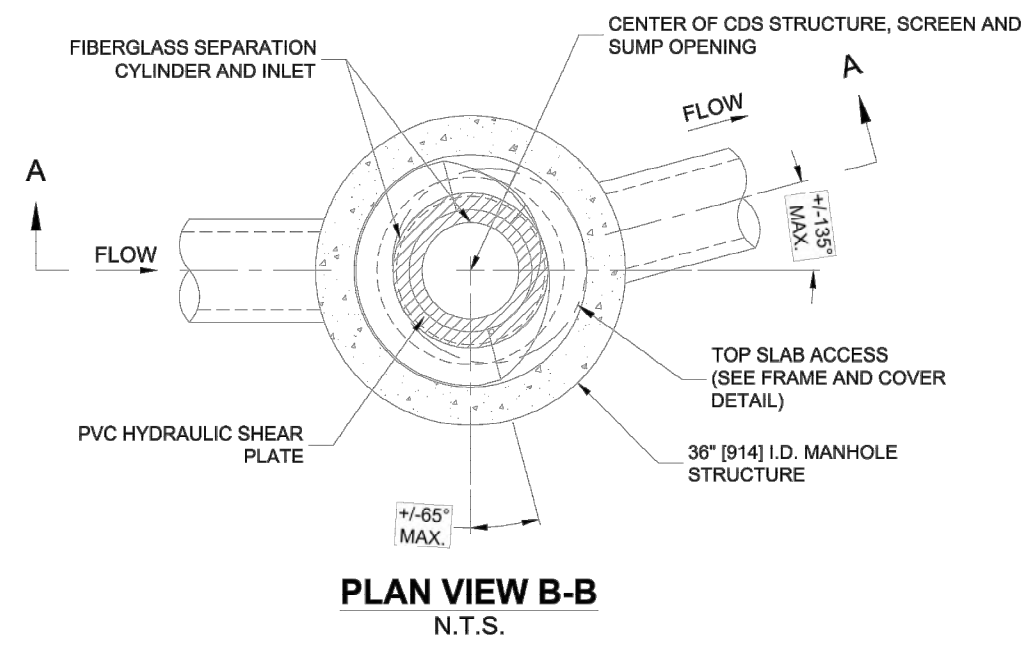
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PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF**  
**ROCKY MAPLE LANE**  
IN  
WAREHAM, MASSACHUSETTS  
(PLYMOUTH COUNTY)

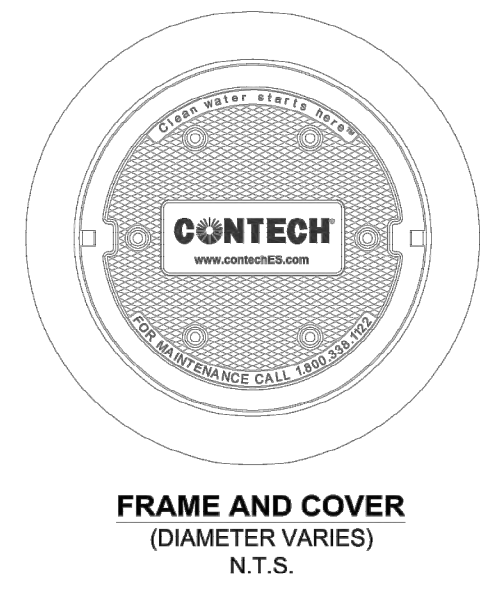
SCALE: AS NOTED DATE: NOVEMBER 19, 2021

**SITE DETAILS**

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P007A-004  
**C8.1**



**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**

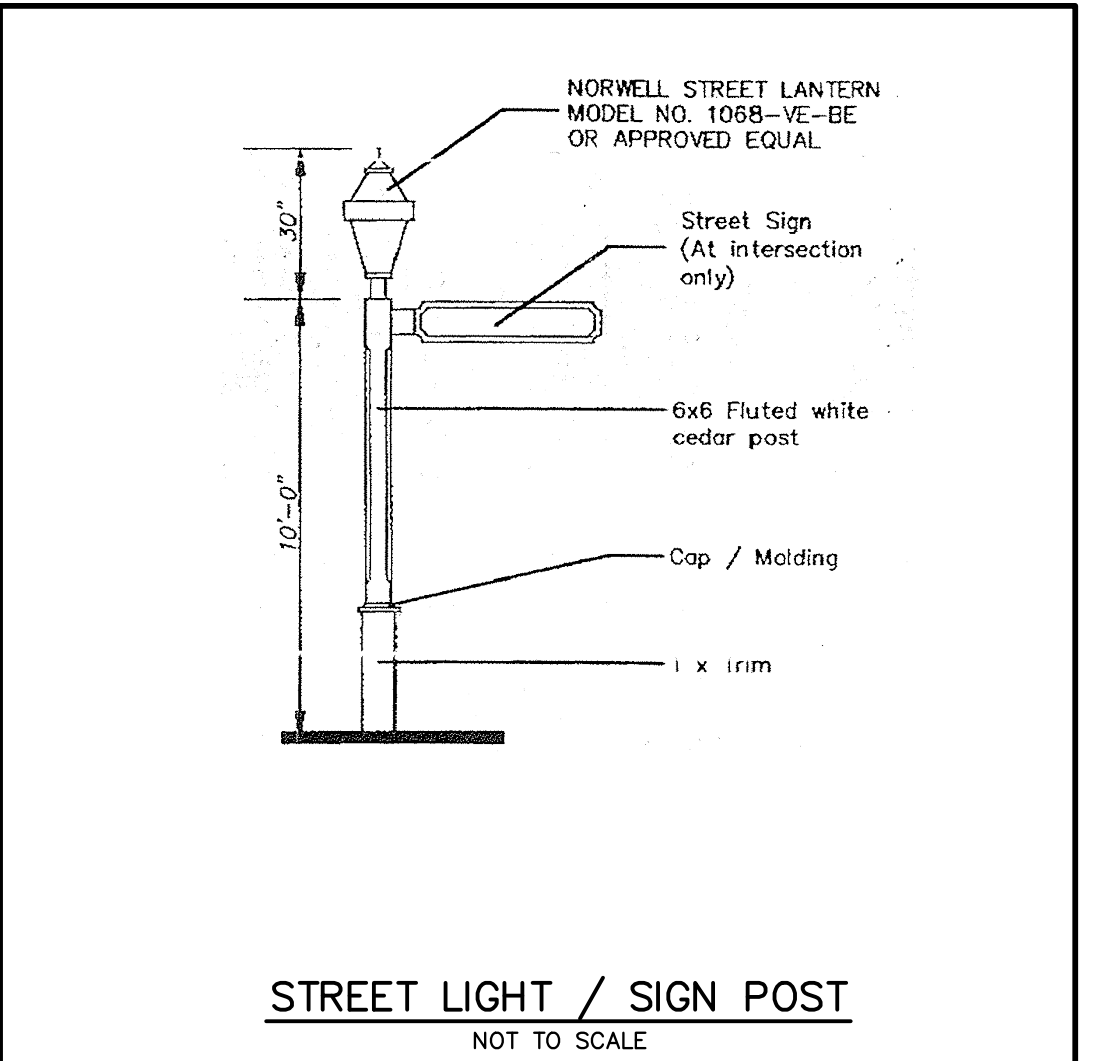
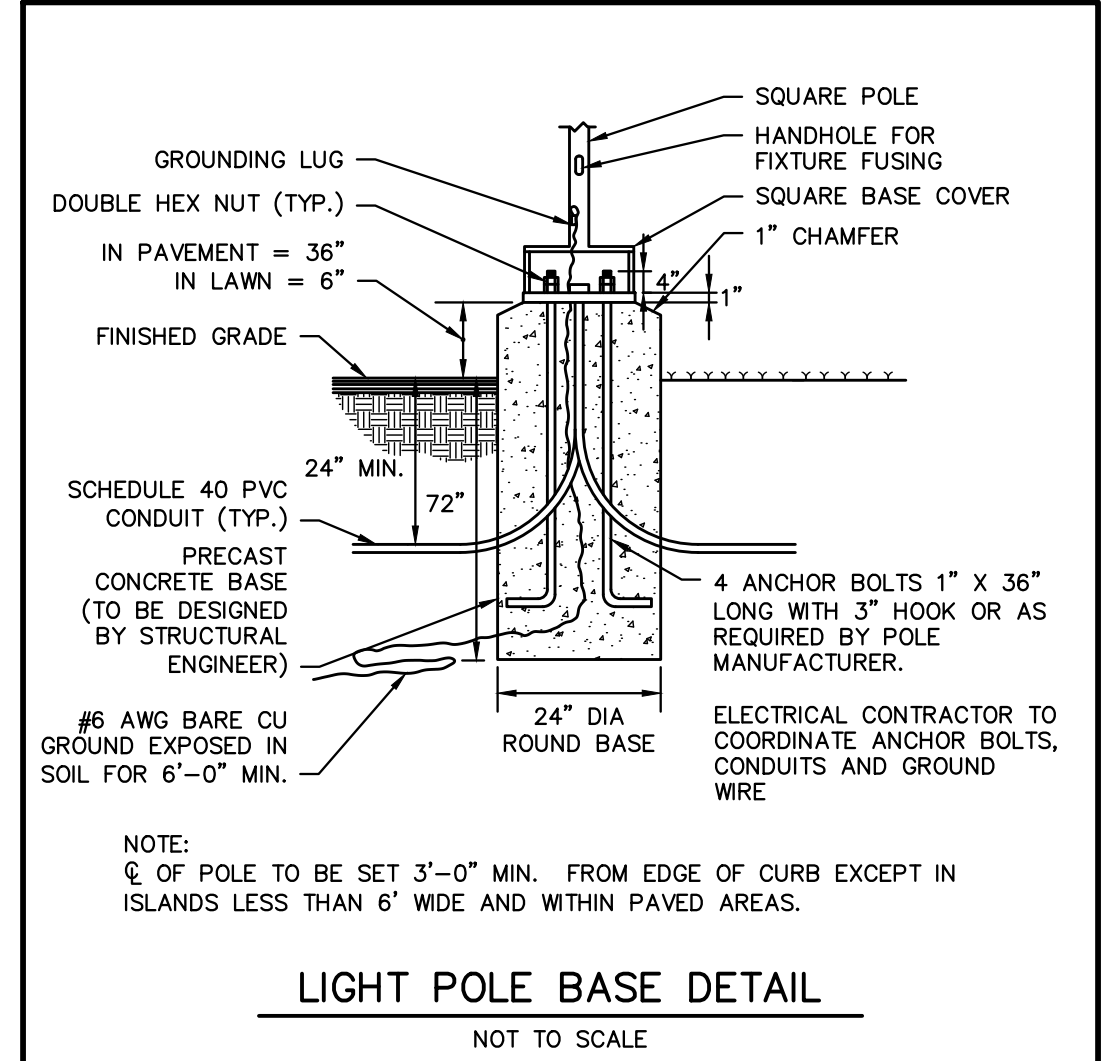
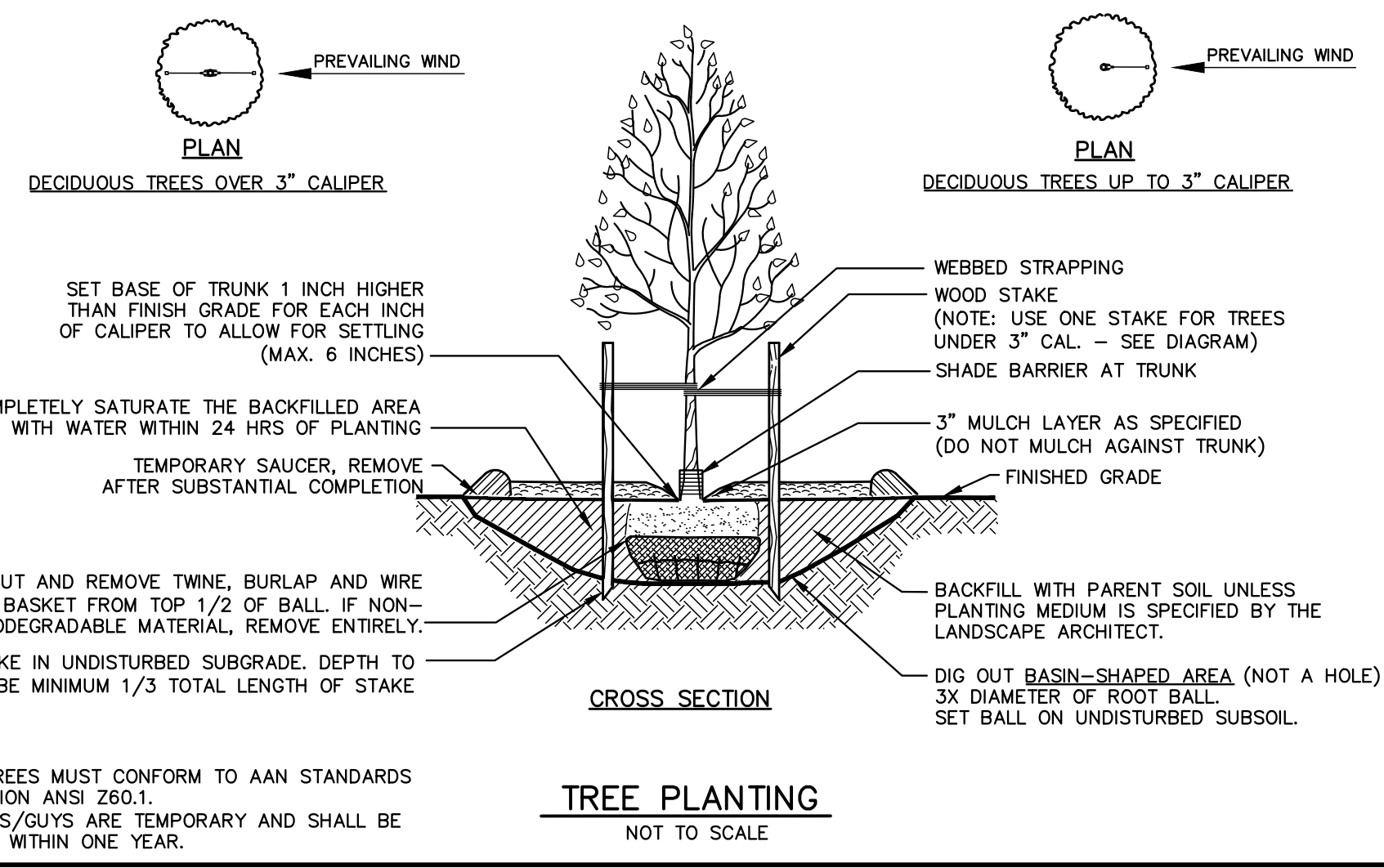
STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (200 OR 475)	*
PIPE DATA:	I.E. MATERIAL DIAMETER
INLET PIPE 1	*
INLET PIPE 2	*
OUTLET PIPE	*
RIM ELEVATION	*
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS:	
* 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](http://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 M250 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.

**CONTECH**  
ENGINEERED SOLUTIONS LLC  
www.contechES.com  
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45399  
800-338-1122 513-645-7000 513-645-7993 FAX

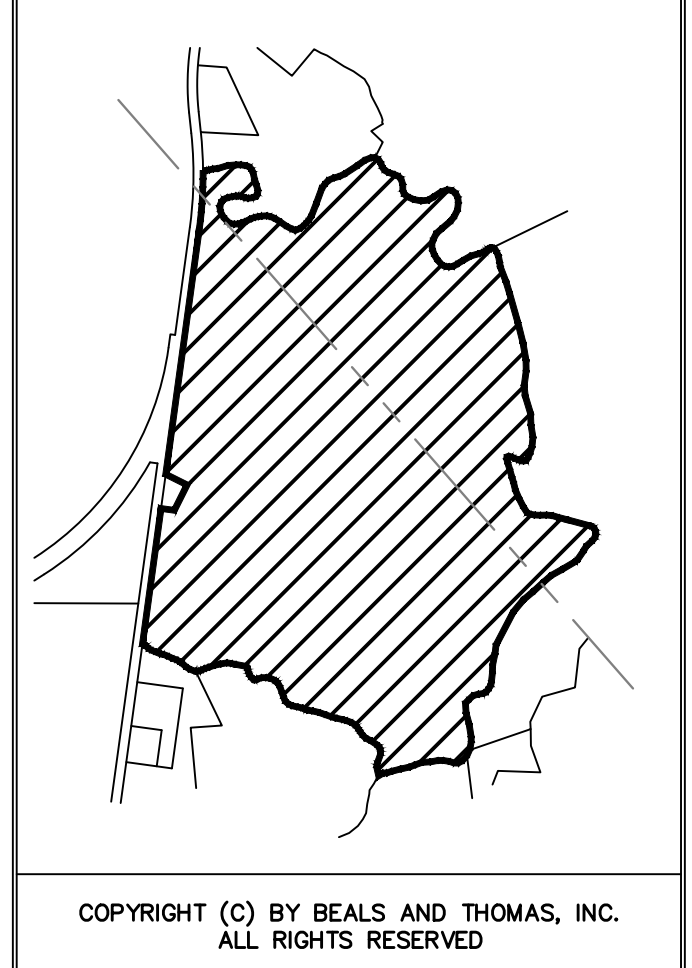
**CDS1515-3-C**  
ONLINE CDS  
STANDARD DETAIL

WQS-1  
NOT TO SCALE



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PROJECT:  
**DEFINITIVE SUBDIVISION PLAN OF**  
**ROCKY MAPLE LANE**  
IN  
WAREHAM, MASSACHUSETTS  
(PLYMOUTH COUNTY)

SCALE: AS NOTED DATE: NOVEMBER 19, 2021

**SITE DETAILS**

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P007A-005  
**C8.2**

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

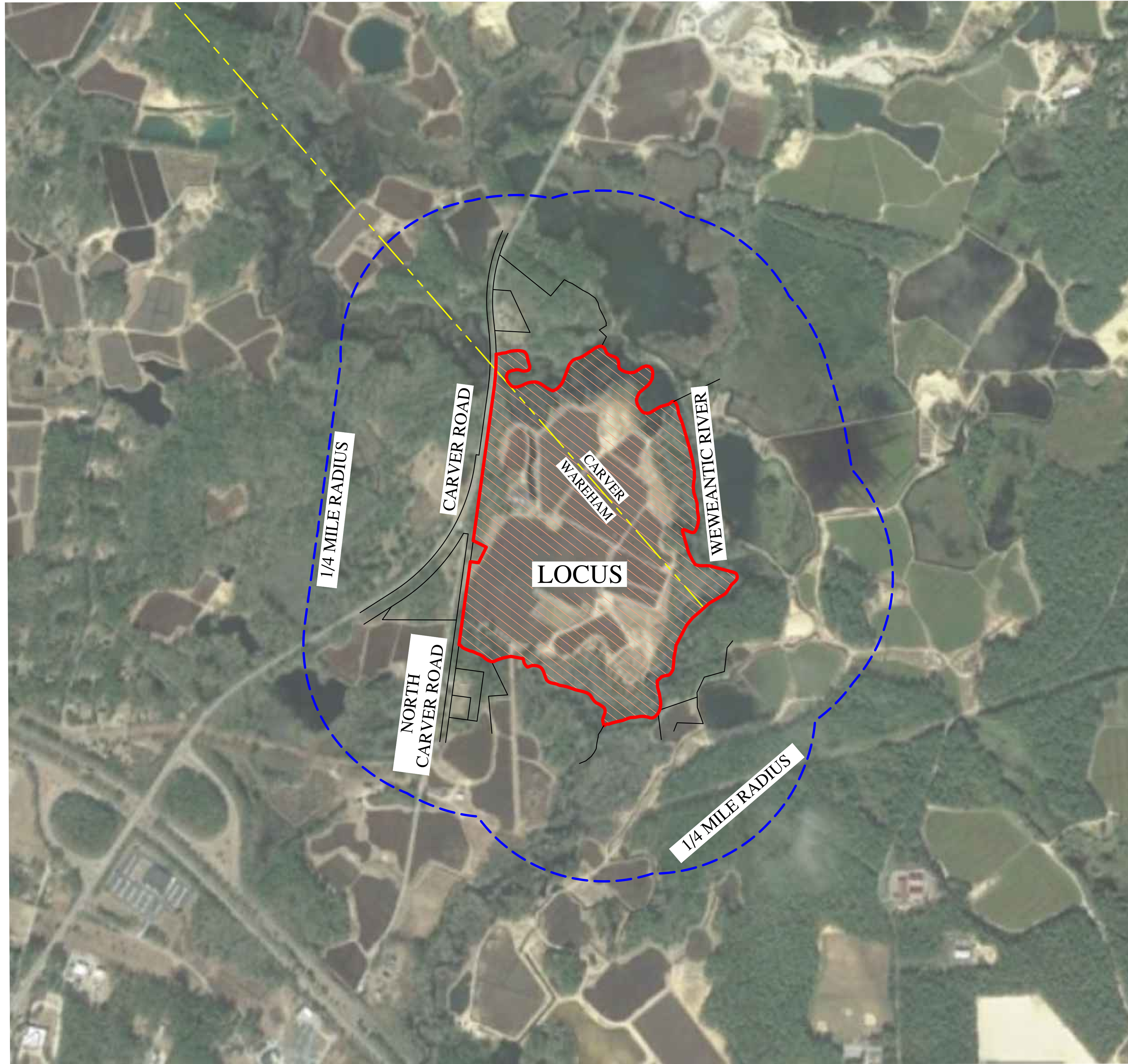
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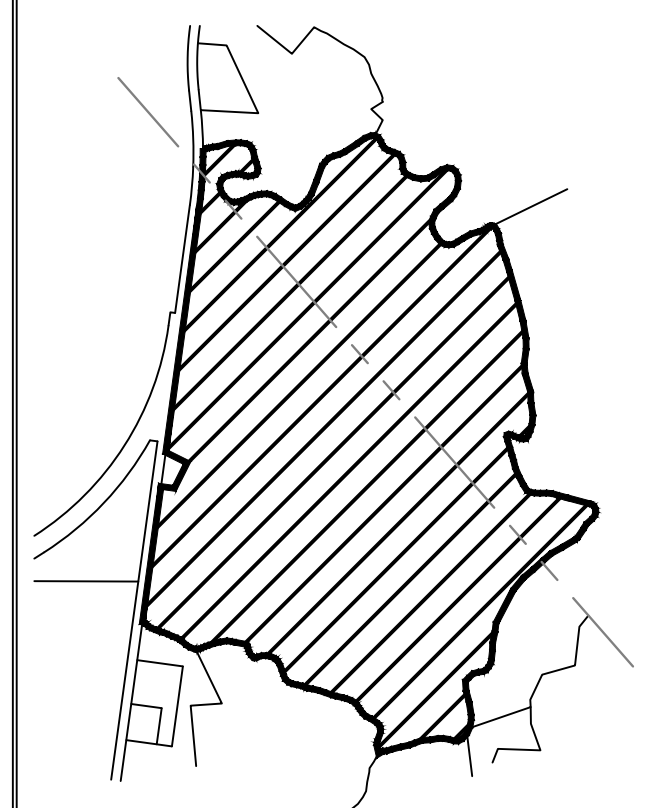
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DATE: .....

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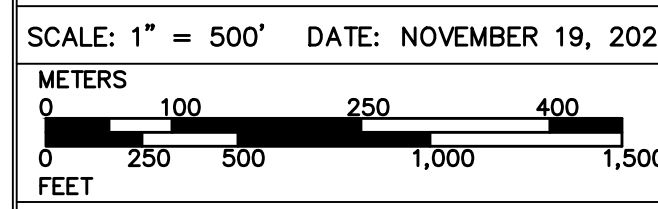


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PROJECT:  
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IN  
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(PLYMOUTH COUNTY)



**AERIAL EXHIBIT MAP**

B+T JOB NO. 3203.02  
B+T PLAN NO. 320302P007A-006 **C9.0**