

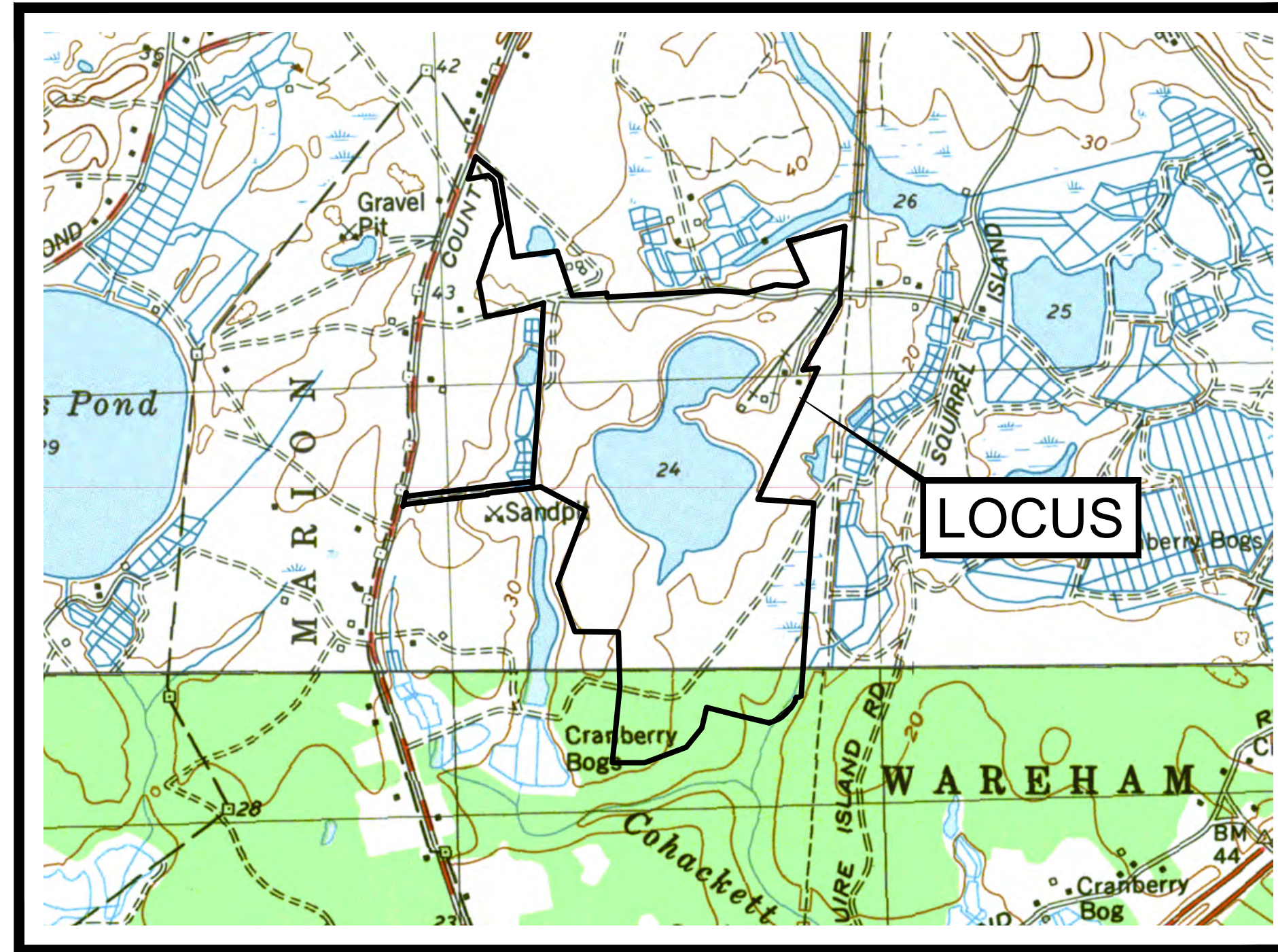
HIDDEN TRAILS

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

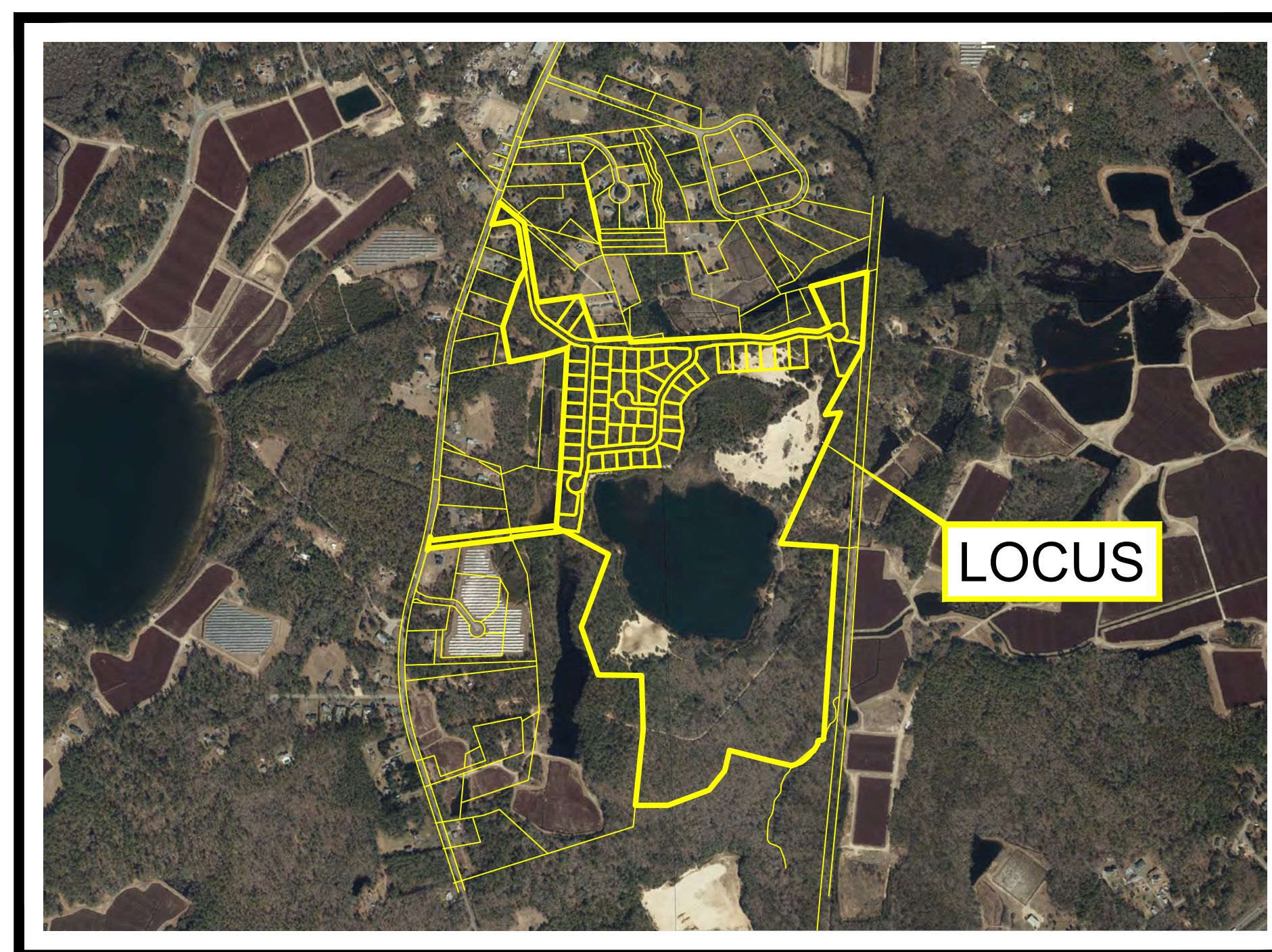
WEST WAREHAM, MA

LIST OF DRAWINGS

SHEET NO.	TITLE
1 OF 25	COVER SHEET
2 OF 25	EXISTING CONDITIONS
3 OF 25	EXISTING CONDITIONS
4 OF 25	LOT LAYOUT INDEX
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6 OF 25	LOT LAYOUT
7 OF 25	LOT LAYOUT
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11 OF 25	GRADING AND UTILITIES INDEX
12 OF 25	GRADING AND UTILITIES
13 OF 25	GRADING AND UTILITIES
14 OF 25	GRADING AND UTILITIES
15 OF 25	GRADING AND UTILITIES
16 OF 25	ROADWAY PROFILE
17 OF 25	ROADWAY PROFILE
18 OF 25	ROADWAY PROFILE
19 OF 25	ROADWAY PROFILE
20 OF 25	DETAIL SHEET
21 OF 25	DETAIL SHEET
22 OF 25	DETAIL SHEET
23 OF 25	DETAIL SHEET
24 OF 25	CONVENTIONAL LAYOUT
25 OF 25	INTERSECTION SIGHT DISTANCE



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



AERIAL MAP
SCALE 1" = 1000'

REQUESTED WAIVER:

1. A WAIVER FROM INSTALLING FIRE ALARMS (SECTION VI.K).

WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED _____

ENDORSED DATE _____

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

TOWN CLERK, WAREHAM, MA. _____ DATE _____

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

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

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

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

ZONING DISTRICT: R-60

MIN. LOT AREA = 60,000 S.F.
MIN. FRONTAGE = 180'
MIN. FRONT SETBACK = 60'
MIN. SIDE SETBACK = 20'
MIN. REAR SETBACK = 20'

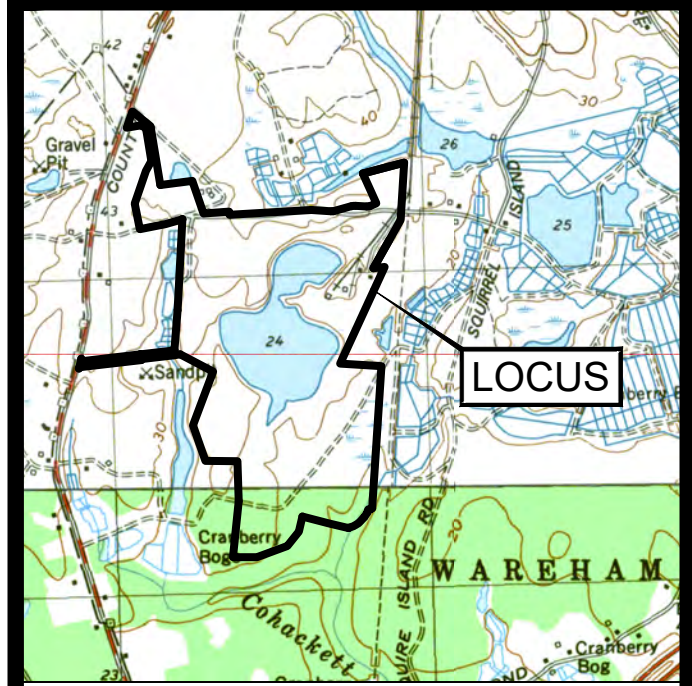
CLUSTER DEVELOPMENT REQUIREMENTS:

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

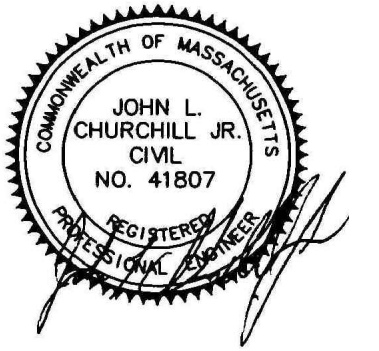
SUMMARY OF AREAS:

TOTAL AREA = 153 ACRES
OPEN SPACE REQUIRED = 76.5 ACRES (50%)
OPEN SPACE PROVIDED = 116 ACRES** (75.8%)
UPLAND OPEN SPACE = 57.2 ACRES

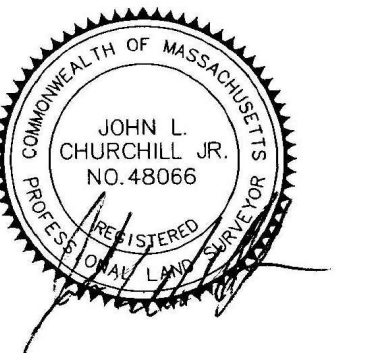
**INCLUDES 30.5 ACRE MANMADE POND



LOCUS MAP
SCALE 1" = 2000'



2/9/24
JOHN L. CHURCHILL, JR., P.E. DATE



2/9/24
JOHN L. CHURCHILL, JR., P.L.S. DATE

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

COVERSHEET

REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

DATE: SEPTEMBER 7, 2023

DRAWN: BMB

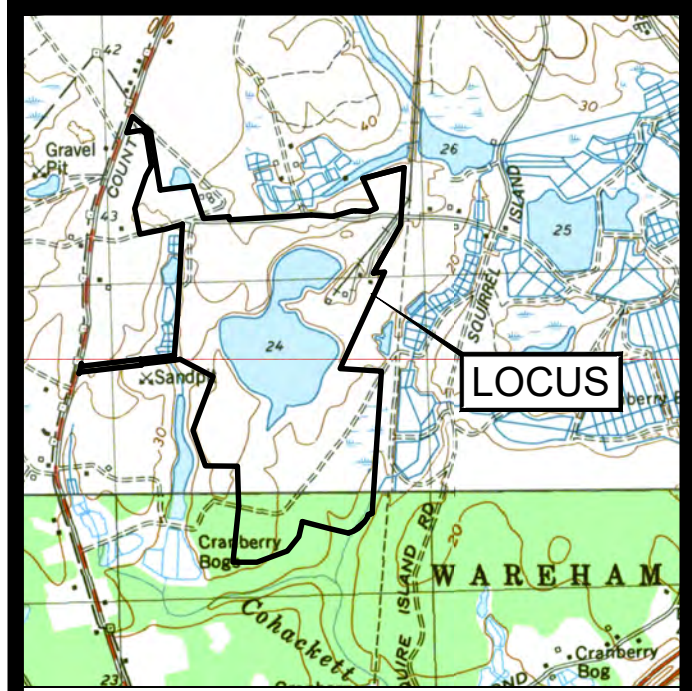
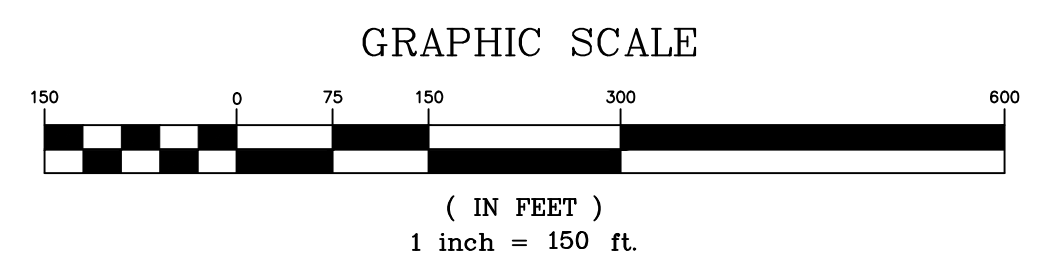
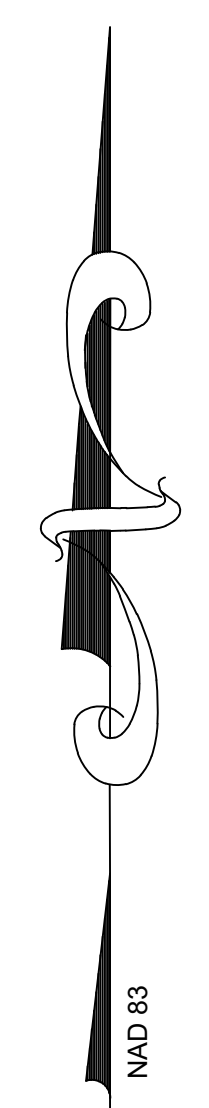
CHECK: JLC

SCALE: AS NOTED

JOB NO: 6924

NOTES:

- LOCUS IS SHOWN AS LOTS 1013, 21 THROUGH 44, AA, C, AND F ON WAREHAM ASSESSOR'S MAP 63, LOTS 1007-K, 1007-J, 1F, 2F, 3F, 4 THROUGH 8, 13 THROUGH 20, 1, H, G, AND R ON WAREHAM ASSESSOR'S MAP 64, AND LOTS 9 THROUGH 12 ON WAREHAM ASSESSOR'S MAP 65. LOCUS ALSO INCLUDES ROADWAYS DEPICTED AS ALLIE'S LANE, CASEY LANE, MARISSA WAY AND JULIANA LANE AS SHOWN ON THE ABOVE MENTIONS MAPS.
- OWNER OF RECORD (LOT 1013):**
FEARING HILL, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762
OWNER OF RECORD (REMAINING LOTS):
COUNTY ROAD 2004 REALTY TRUST
320 SOUTH STREET
PLAINVILLE, MA 02762
- DEED REFERENCES:**
DEED BOOK 29516, PAGE 311
DEED BOOK 32966, PAGE 82
DEED BOOK 36343, PAGE 331
DEED BOOK 36482, PAGE 130 & 132
DEED BOOK 39458, PAGE 131
DEED BOOK 43600, PAGE 248
- PLAN REFERENCES:**
PLAN BOOK 43, PAGE 90
PLAN BOOK 48, PAGE 55
PLAN BOOK 54, PAGE 70
PLAN BOOK 54, PAGE 556
PLAN BOOK 55, PAGE 1017
PLAN BOOK 60, PAGE 1153
- ELEVATIONS ESTABLISHED BY GPS SURVEY AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 DATUM (NAVD 88).
- EXISTING CONTOURS SHOWN HEREON OBTAINED FROM 2021 LIDAR TOPOGRAPHY AS AVAILABLE FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) DATA ACCESS VIEWER WITH SUPPLEMENTAL SURVEY PERFORMED BY THIS FIRM.
- BASEPLAN SURVEY OBTAIN FROM DEFINITIVE SUBDIVISION PLAN OF "THE POND AT FEARING HILL", AS PREPARED BY G.A.F. ENGINEERING, INC., WAREHAM, MA WITH SUPPLEMENTAL SURVEY PERFORMED BY THIS FIRM.
- RESOURCE AREAS AS DEPICTED HERON FROM PLANS REFERENCED IN ORDER OF CONDITIONS PERMIT ISSUED BY THE WAREHAM CONSERVATION COMMISSION FOR "THE POND AT FEARING HILL". ISSUED AUGUST 13, 2007 WITH PERMIT EXTENSIONS ISSUED THROUGH AUGUST 13, 2016 (DEED BOOK 35053, PAGE 164 AND DEED BOOK 46476, PAGE 156) AND AS REVISED PER REVIEW BY LEC ENVIRONMENTAL, PLYMOUTH, MA.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND PARTIALLY WITHIN FLOOD ZONE AE(EL. 14) AS SHOWN ON FIRM PANEL 25023C0469K, DATED 7/6/2021. FLOOD ZONE BOUNDARIES DIGITIZED UTILIZING LIDAR TOPOGRAPHY. THOSE AREAS DEPICTED WITHIN FLOOD ZONE AE(EL. 14) ARE ALSO LOCATED WITHIN THE FLOOD PLAIN OVERLAY DISTRICT PER SECTION 420 OF THE WAREHAM ZONING BYLAWS.
- LOCUS PROPERTY IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN, NOR WITHIN PRIORITY OR ESTIMATED HABITATS AS SHOWN ON THE N.H.E.S.P. ATLAS.
- LOCUS PROPERTY IS NOT WITHIN A DEP APPROVED ZONE 2 OR INTERIM WELLHEAD PROTECTION AREA.



LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

JOHN L. CHURCHILL, JR., P.L.S. DATE 2/9/24

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

EXISTING CONDITIONS

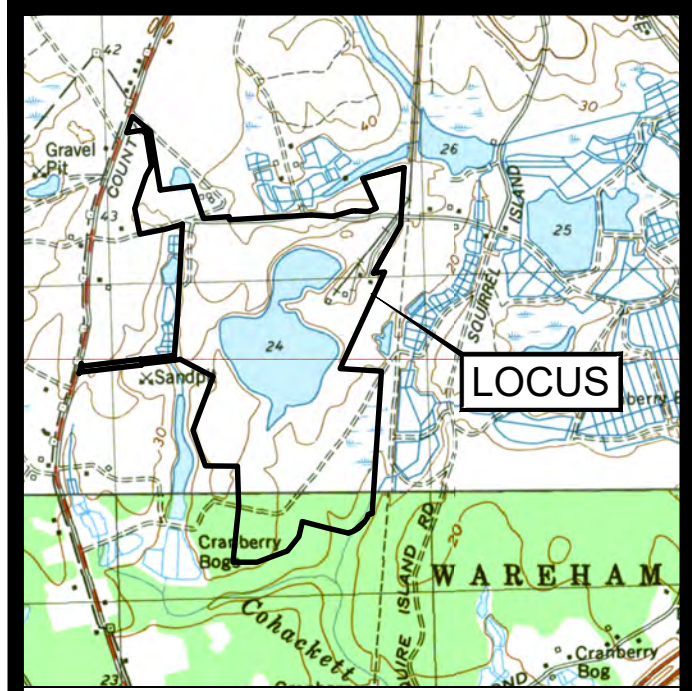
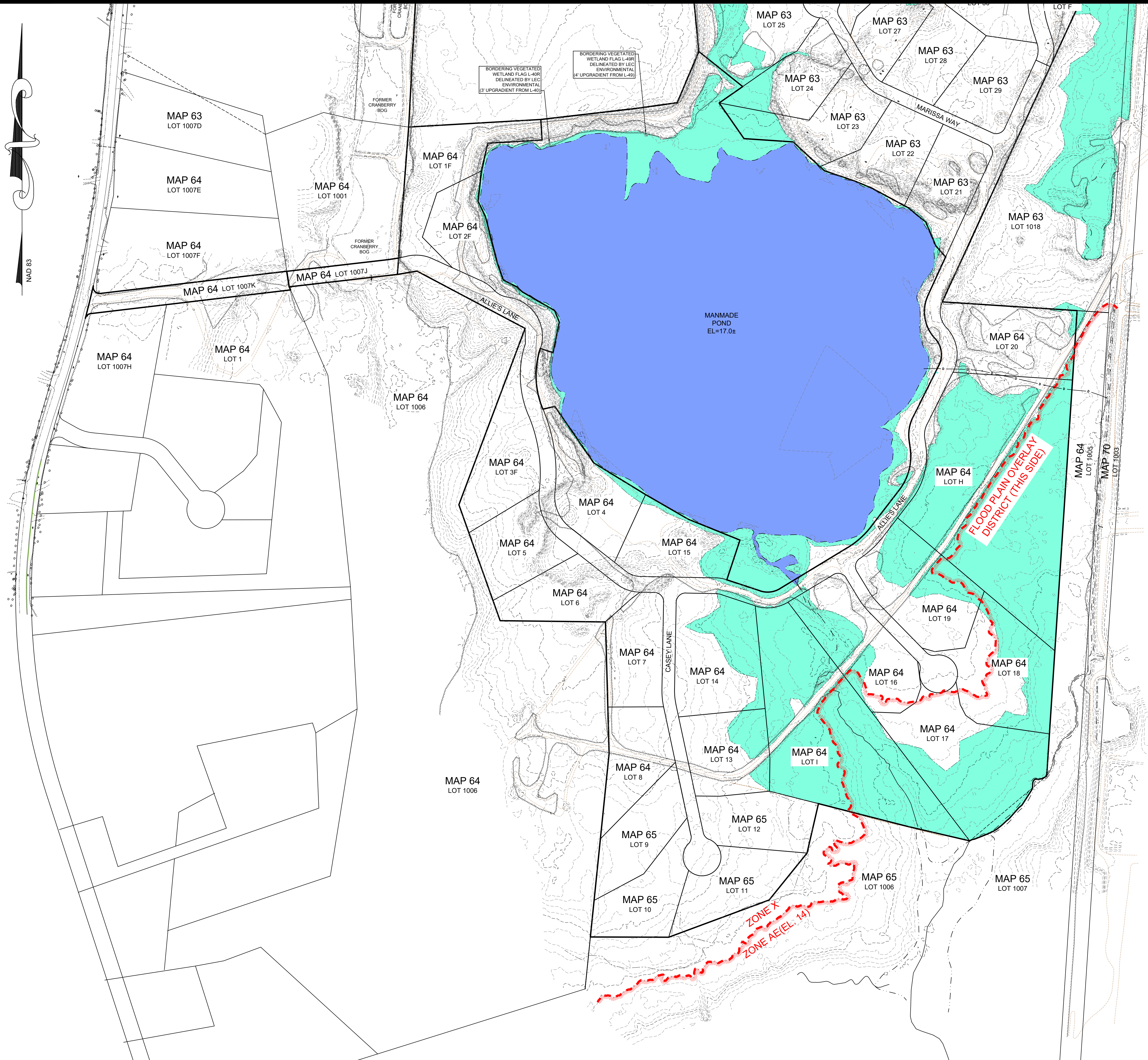
REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO:	6924
SHEET 2 OF 25	

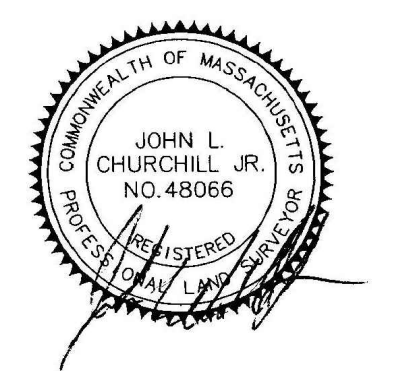


LOCUS MAP
SCALE 1" = 2000'



2/9/24
DATE

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



2/9/24
DATE

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

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

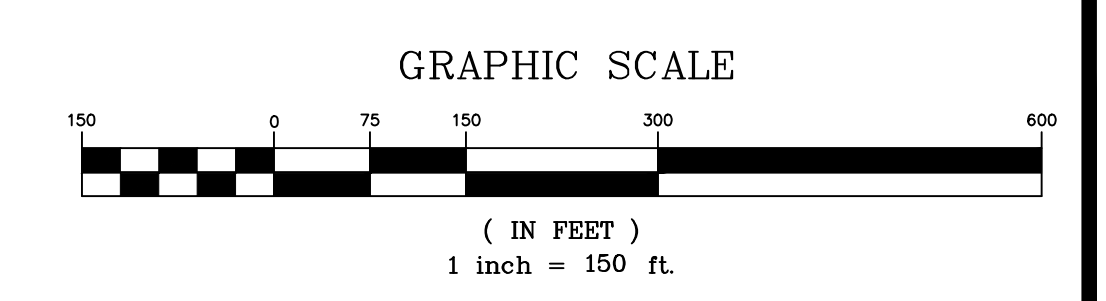
EXISTING CONDITIONS

REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

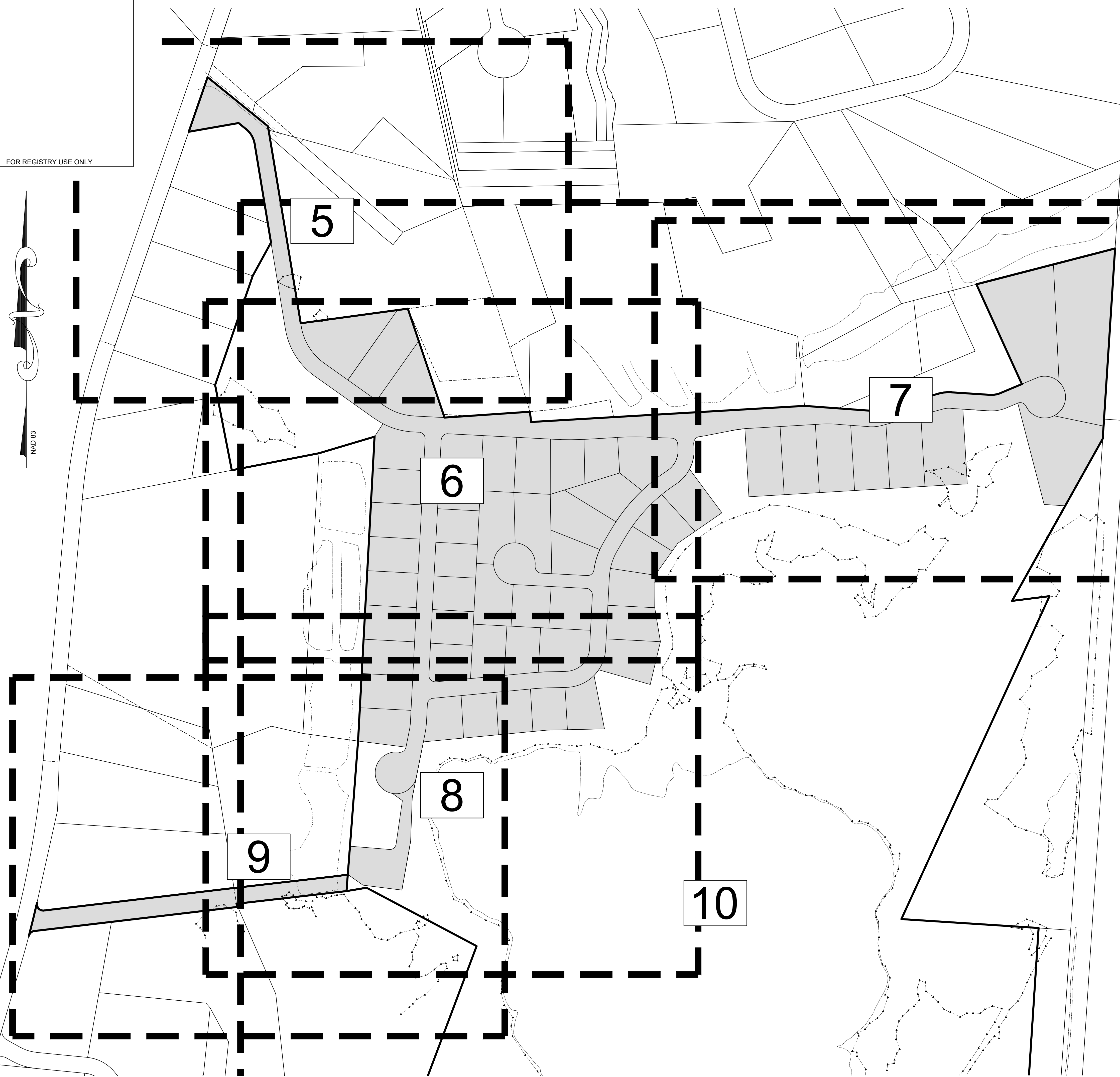
PREPARED FOR:
SARAJON REALTY, LLC
2854 CRANBERRY HIGHWAY
E. WAREHAM, MA 02538

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



DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO:	6924
SHEET 3 OF 25	

FOR REGISTRY USE ONLY



NOTES:

1. LOCUS IS SHOWN AS LOTS 1013, 21 THROUGH 44, AA, C, AND F ON WAREHAM ASSESSOR'S MAP 63, LOTS 1007-K, 1007-J, 1F, 2F, 3F, 4 THROUGH 8, 13 THROUGH 20, I, H, G, AND R ON WAREHAM ASSESSOR'S MAP 64, AND LOTS 9 THROUGH 12 ON WAREHAM ASSESSOR'S MAP 65. LOCUS ALSO INCLUDES ROADWAYS DEPICTED AS ALLIE'S LANE, CASEY LANE, MARISSA WAY AND JULIANA LANE AS SHOWN ON THE ABOVE MENTIONED MAPS.

2. **OWNER OF RECORD (LOT 1013):**

FEARING HILL, LLC
320 SOUTH STREET
PLAINVILLE, MA 02762

OWNER OF RECORD (REMAINING LOTS):

COUNTY ROAD 2004 REALTY TRUST
320 SOUTH STREET
PLAINVILLE, MA 02762

3. **DEED REFERENCES:**

DEED BOOK 29516, PAGE 311
DEED BOOK 32966, PAGE 82
DEED BOOK 36343, PAGE 331
DEED BOOK 36482, PAGE 130 & 132
DEED BOOK 39458, PAGE 131
DEED BOOK 43600, PAGE 248
DEED BOOK 43600, PAGE 252

4. **PLAN REFERENCES:**

PLAN BOOK 43, PAGE 90
PLAN BOOK 48, PAGE 55
PLAN BOOK 54, PAGE 70
PLAN BOOK 54, PAGE 556
PLAN BOOK 55, PAGE 1017
PLAN BOOK 60, PAGE 1153

5. RESOURCE AREAS AS DEPICTED HEREON FROM PLANS REFERENCED IN ORDER OF CONDITIONS PERMIT ISSUED BY THE WAREHAM CONSERVATION COMMISSION FOR "THE POND AT FEARING HILL", ISSUED AUGUST 13, 2007 WITH PERMIT EXTENSIONS ISSUED THROUGH AUGUST 13, 2016 (DEED BOOK 35053, PAGE 164 AND DEED BOOK 46476, PAGE 156) AND AS REVISED PER LIMITED REVIEW BY LEC ENVIRONMENTAL, PLYMOUTH, MA IN NOV. 2023.

6. IN ACCORDANCE WITH ARTICLE 8 - SECTION 819 OF THE TOWN OF WAREHAM ZONING BYLAWS, NO LOT ON THIS PLAN FOR WHICH A PERMIT IS GRANTED UNDER ARTICLE 8 - SECTION 810 MAY BE FURTHER SUBDIVIDED, ALTHOUGH THE PLANNING BOARD MAY PERMIT RELOCATION OF LOT LINES WITHIN THE CLUSTER DEVELOPMENT.

7. THE INFILTRATION BASINS CONSTRUCTED WITHIN THIS DEVELOPMENT HAVE BEEN DESIGNED FOR A LIMITED AMOUNT OF IMPERVIOUS AREA ON EACH LOT TO BE DIRECTED TOWARDS THE STREET. THE SUBDIVISION LOTS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS REGARDING MAXIMUM ALLOWABLE IMPERVIOUS AREAS TO BE DIRECTED TOWARDS THE STREET AND WHICH LOTS REQUIRE DRYWELLS TO BE INSTALLED TO CAPTURE ROOF RUNOFF:

- LOTS 1 THRU 3: 800 S.F. (FRONT HALF ROOF) AND 1,500 S.F. (DRIVEWAY) DRYWELLS REQUIRED FOR REAR HALF OF ROOF EXCEEDING 800 S.F.
- LOTS 4 THRU 26: 1,600 S.F. (ENTIRE ROOF) AND 1,500 S.F. (DRIVEWAY)
- LOTS 27 THRU 36: 800 S.F. (FRONT HALF ROOF) AND 1,500 S.F. (DRIVEWAY) ENTIRE REAR HALF OF ROOF TO BE DIRECTED TO DRYWELLS
- LOT 36: ENTIRE ROOF AREA TO BE DIRECTED TO DRYWELLS
- LOTS 37 THRU 53: 800 S.F. (FRONT HALF ROOF) AND 1,500 S.F. (DRIVEWAY) ENTIRE REAR HALF OF ROOF TO BE DIRECTED TO DRYWELLS
- LOT 54: DRYWELLS REQUIRED FOR ANY ROOF AREA EXCEEDING 2,400 S.F.
- LOTS 55 AND 58: 1,200 S.F. (FRONT HALF ROOF) AND 1,500 S.F. (DRIVEWAY) DRYWELLS REQUIRED FOR REAR HALF OF ROOF EXCEEDING 1,200 S.F.

ANY IMPERVIOUS AREAS CONSTRUCTED THAT EXCEED THE ABOVE VALUES SHALL BE CAPTURED AND INFILTRATED ON EACH INDIVIDUAL LOT.

LEGEND

- EXISTING CONCRETE BOUND
- PROPOSED CONCRETE BOUND

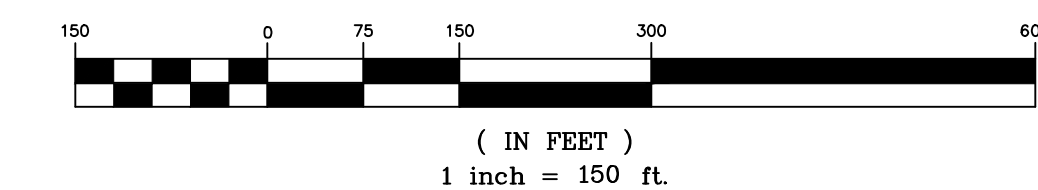
ZONING DISTRICT: R-60

MIN. LOT AREA = 60,000 S.F.
MIN. FRONTAGE = 180'
MIN. FRONT SETBACK = 60'
MIN. SIDE SETBACK = 20'
MIN. REAR SETBACK = 20'

CLUSTER DEVELOPMENT REQUIREMENTS:

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

GRAPHIC SCALE



WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

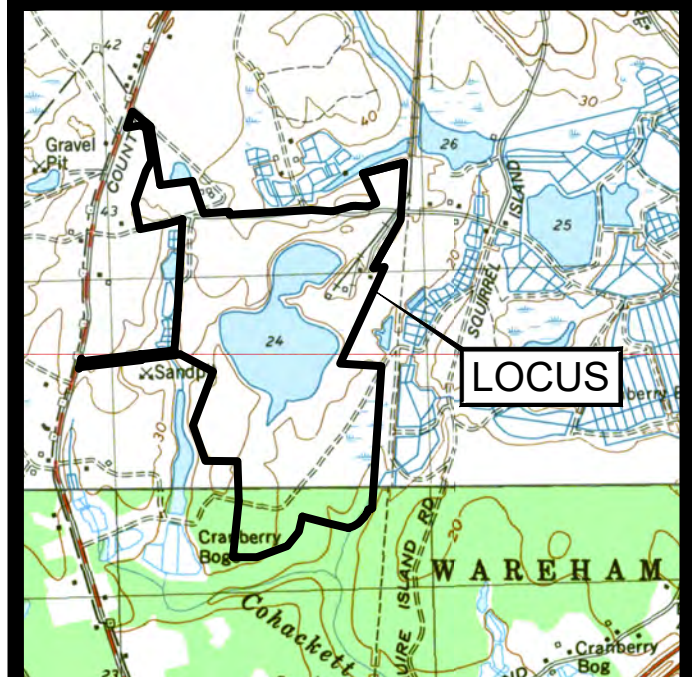
APPROVED _____

ENDORSED DATE _____

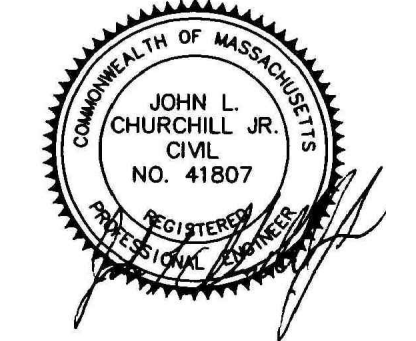
"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WAREHAM PLANNING BOARD WAS RECEIVED AND RECORDED _____ AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, WAREHAM, MA. DATE _____

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



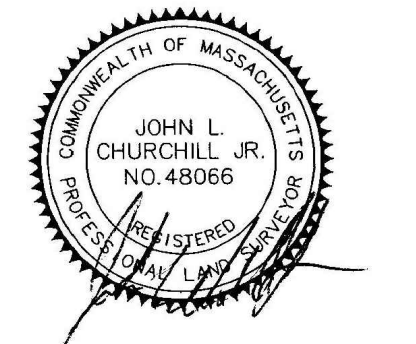
LOCUS MAP
SCALE 1" = 2000'



2/9/24

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

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



2/9/24

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

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

LOT LAYOUT - INDEX

REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

DATE: SEPTEMBER 7, 2023

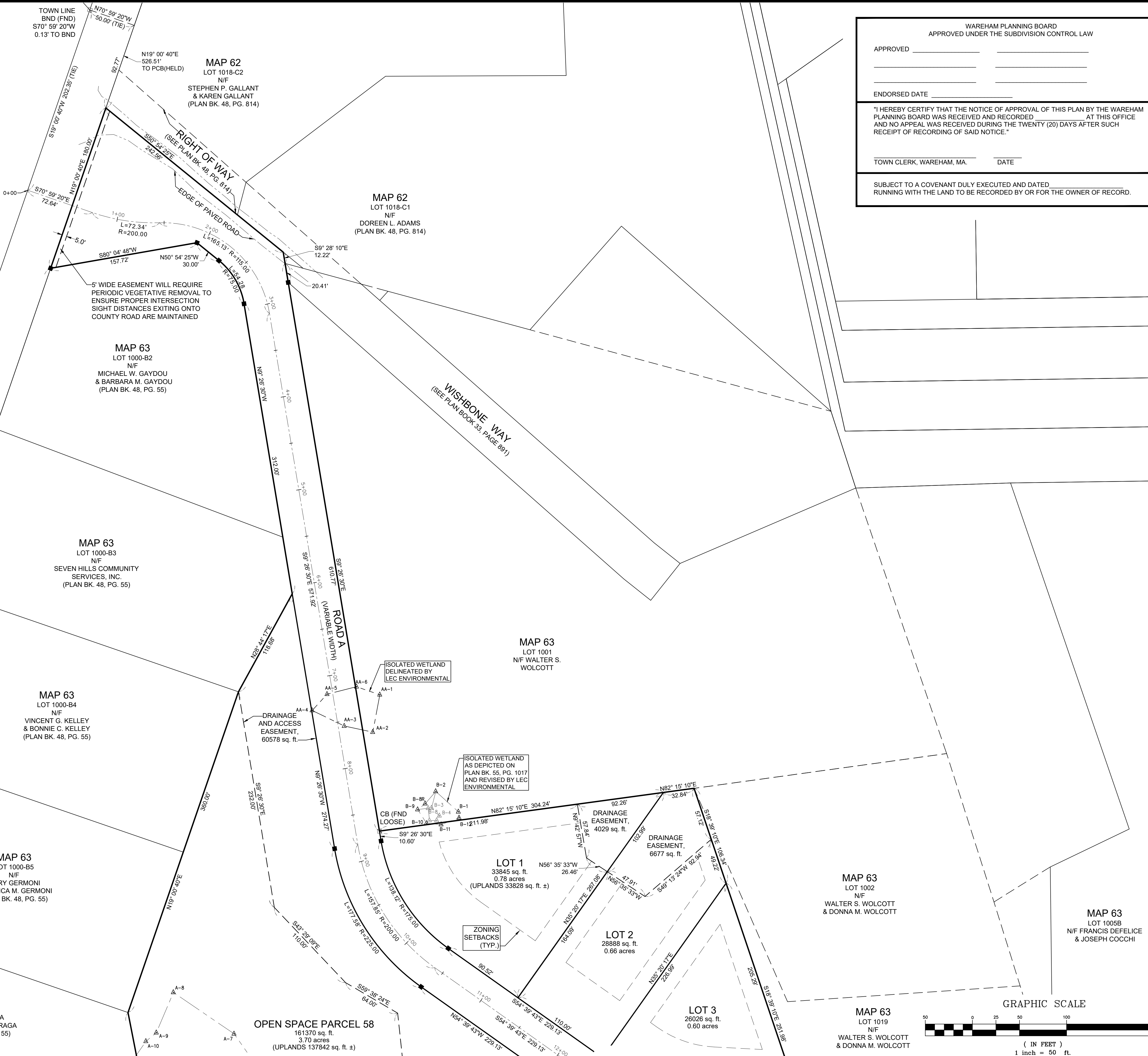
DRAWN: BMB

CHECK: JLC

SCALE: AS NOTED

JOB NO: 6924

FOR REGISTRY USE ONLY



WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

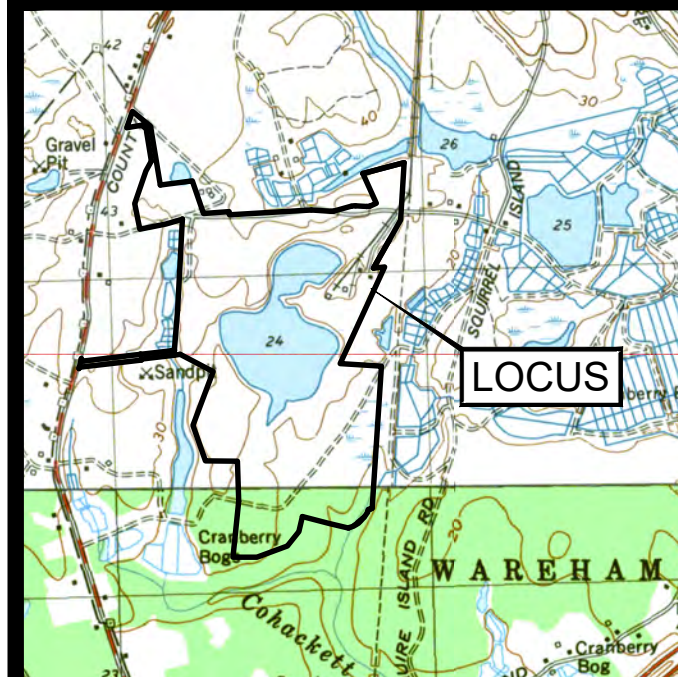
APPROVED _____

ENDORSED DATE _____

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

TOWN CLERK, WAREHAM, MA. DATE _____

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

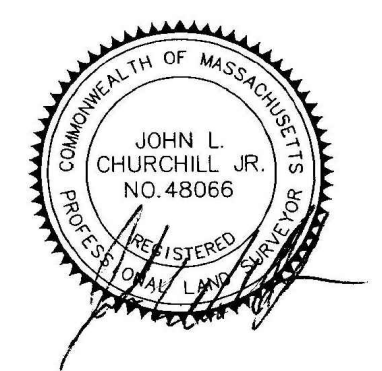


LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



JOHN L. CHURCHILL, JR., P.L.S. DATE 2/9/24

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

LOT LAYOUT

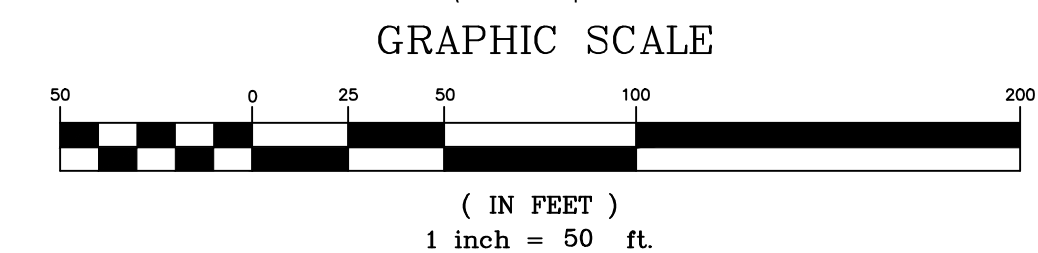
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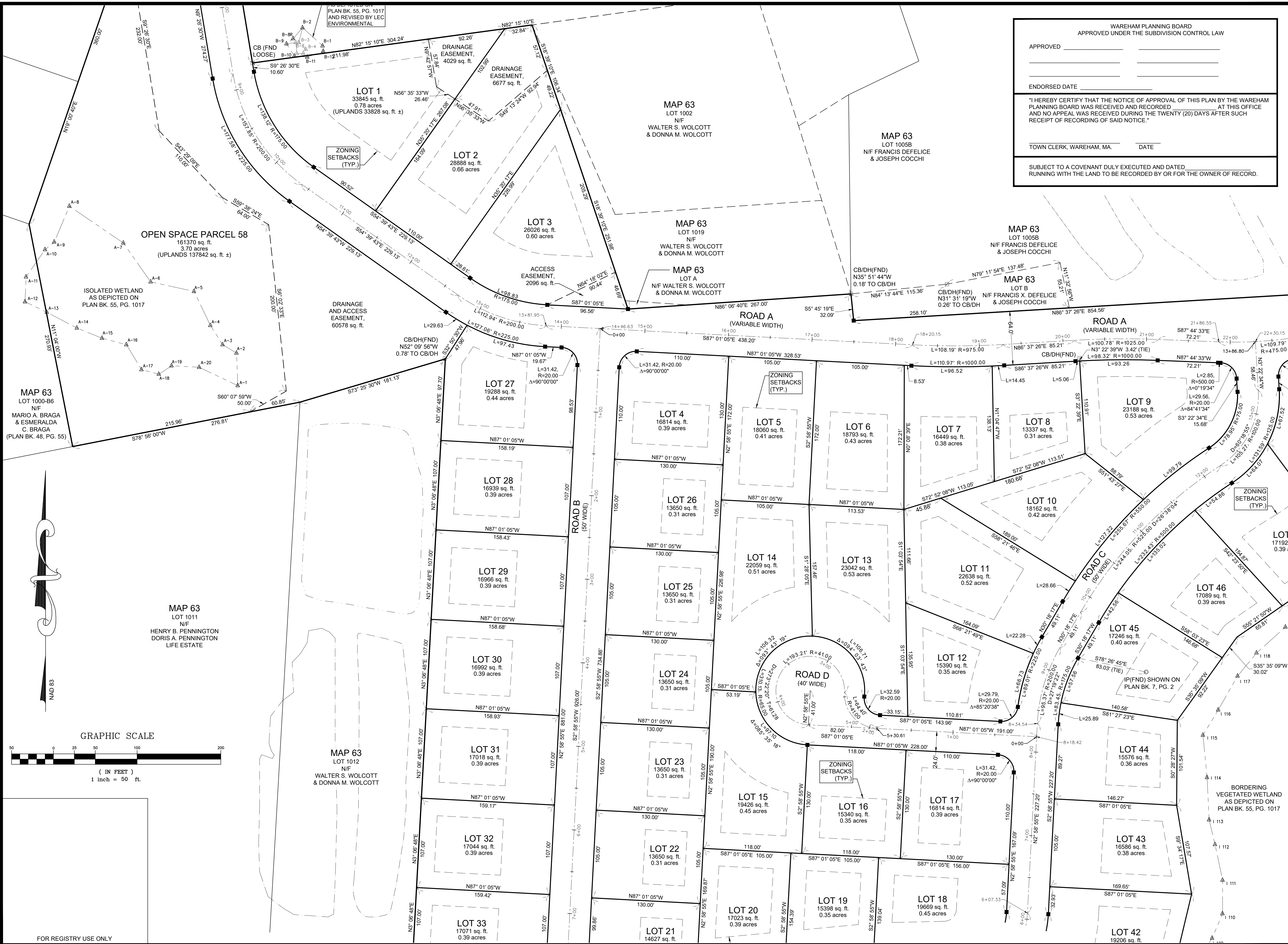
No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

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





WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

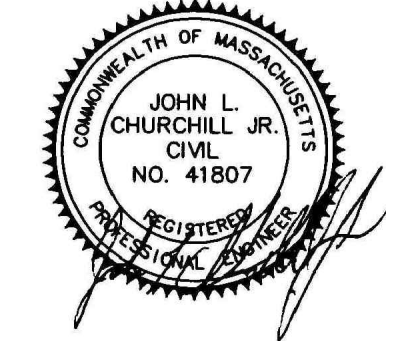
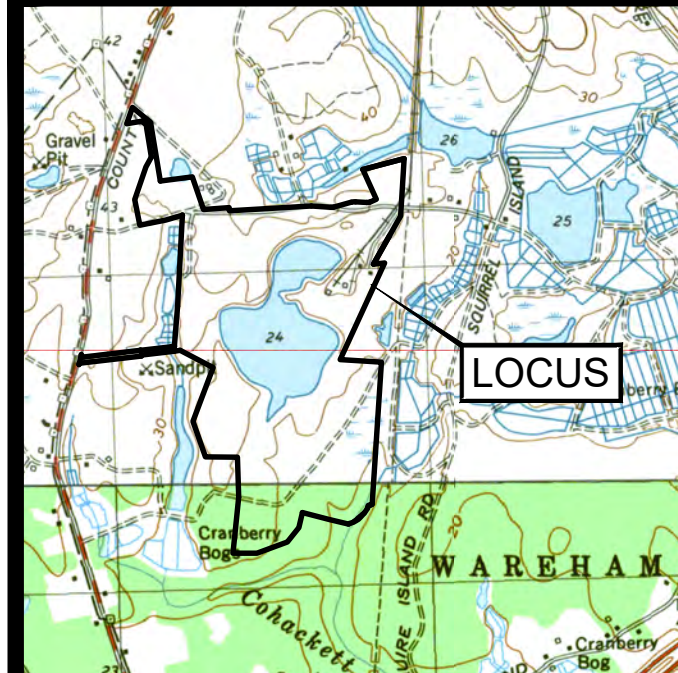
APPROVED _____

ENDORSED DATE _____

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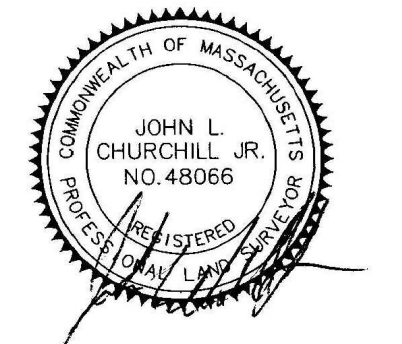
TOWN CLERK, WAREHAM, MA. DATE _____

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



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



JOHN L. CHURCHILL, JR., P.L.S. DATE 2/9/24

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

LOT LAYOUT

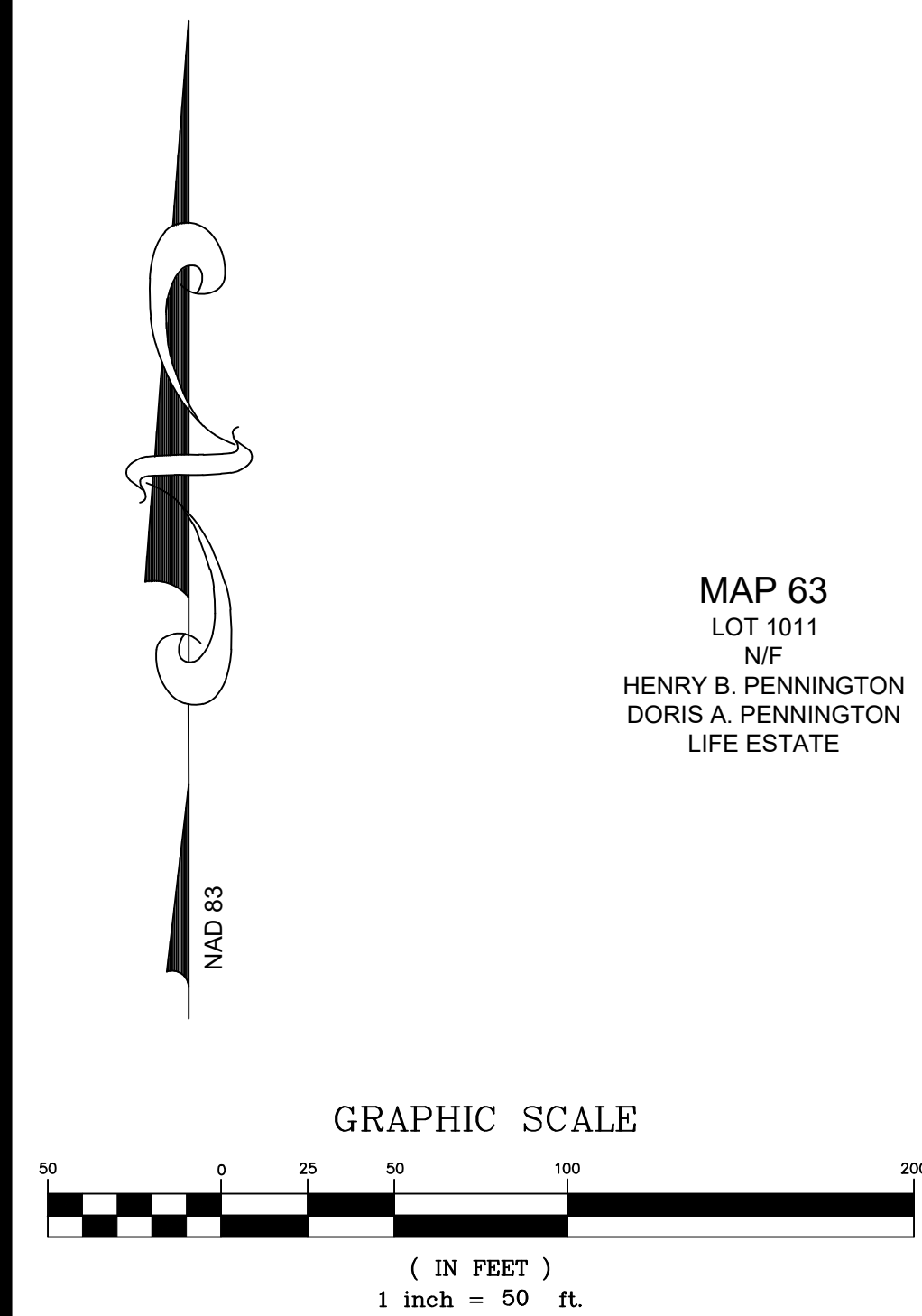
REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
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SCALE:	AS NOTED
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WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED _____

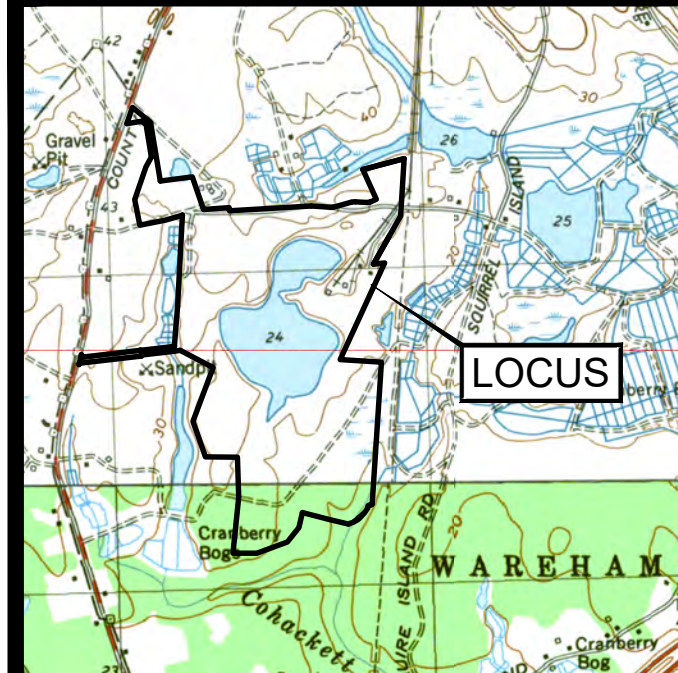
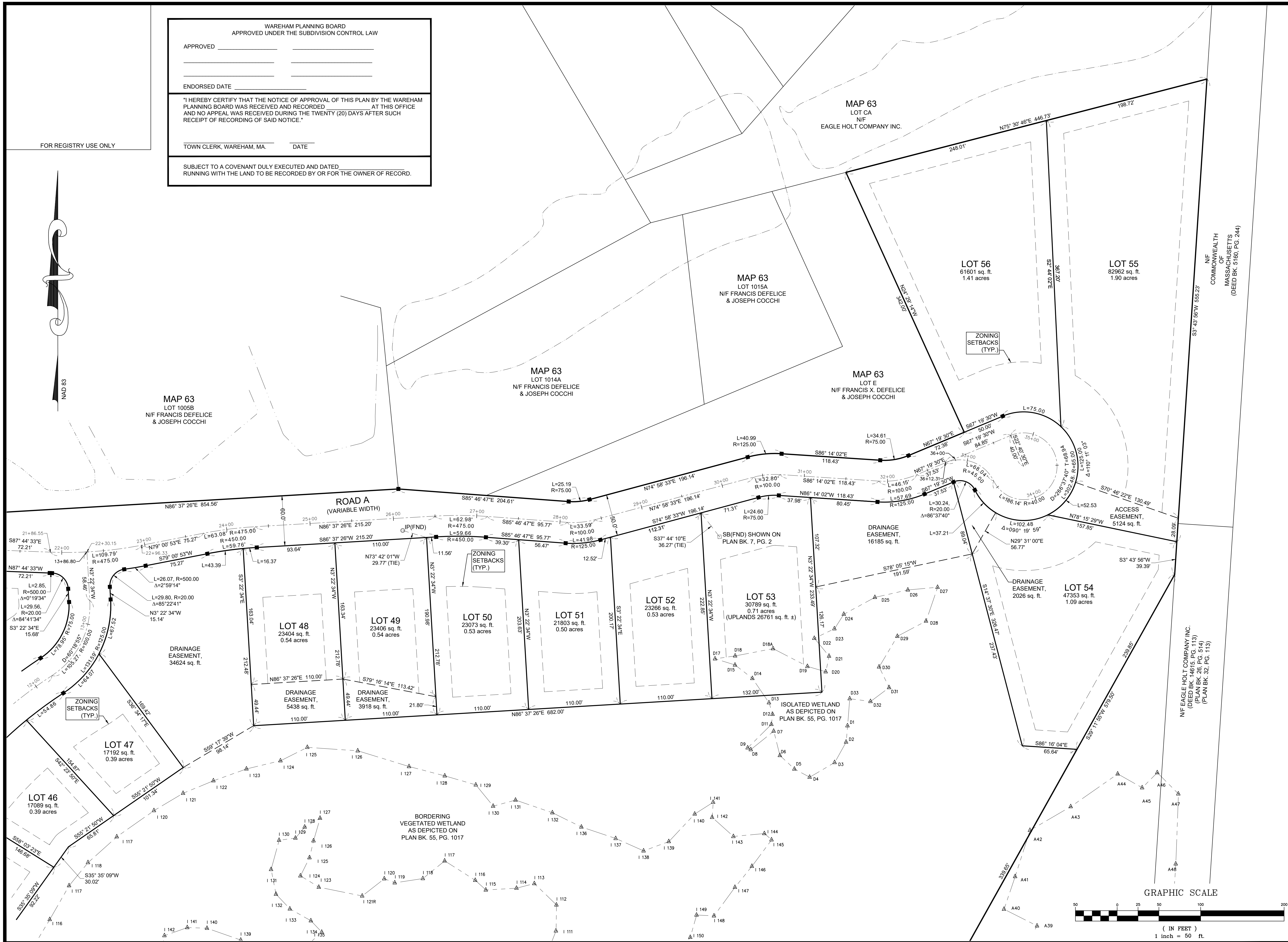
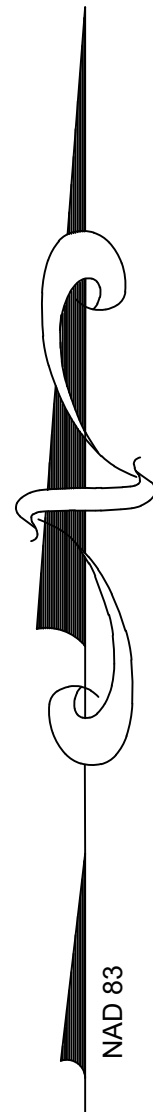
ENDORSED DATE _____

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

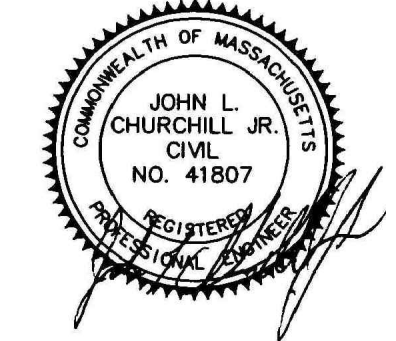
TOWN CLERK, WAREHAM, MA. DATE _____

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

FOR REGISTRY USE ONLY

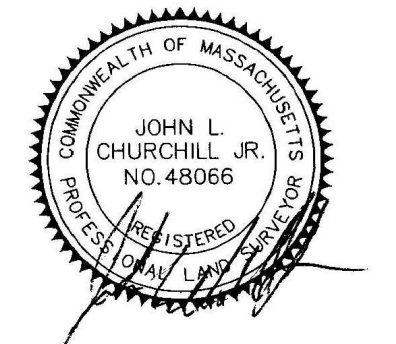


LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



JOHN L. CHURCHILL, JR., P.L.S. DATE 2/9/24

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

LOT LAYOUT

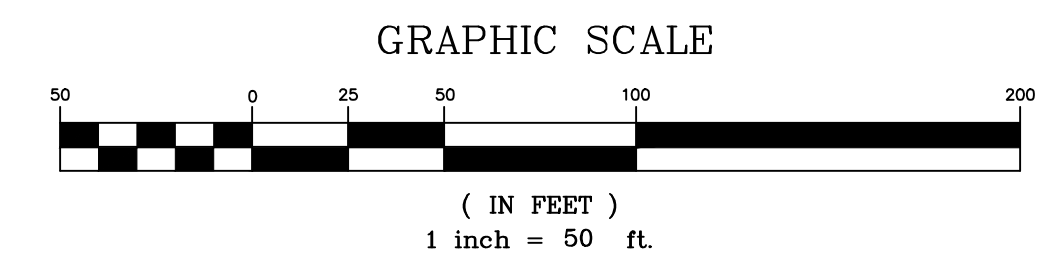
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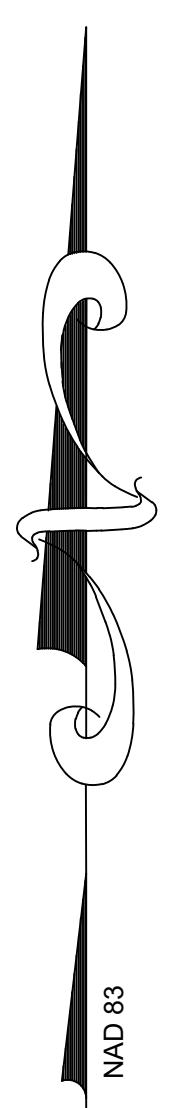
No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

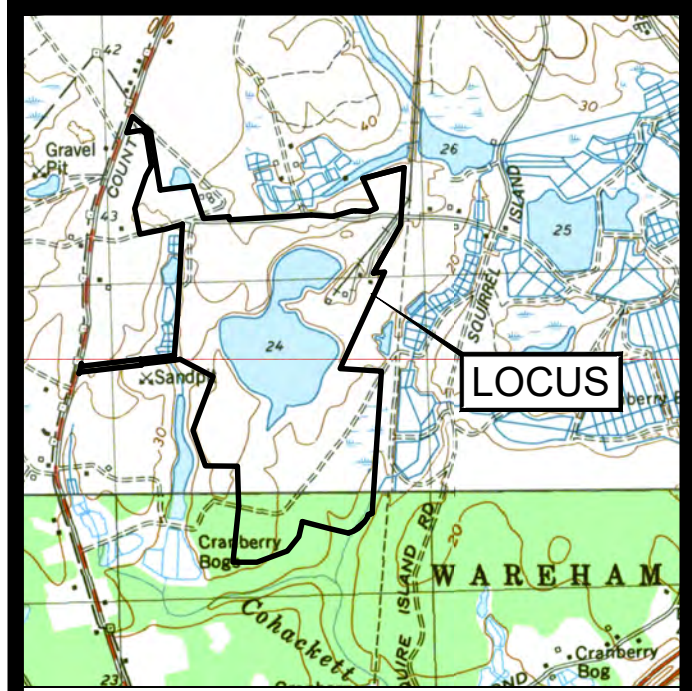
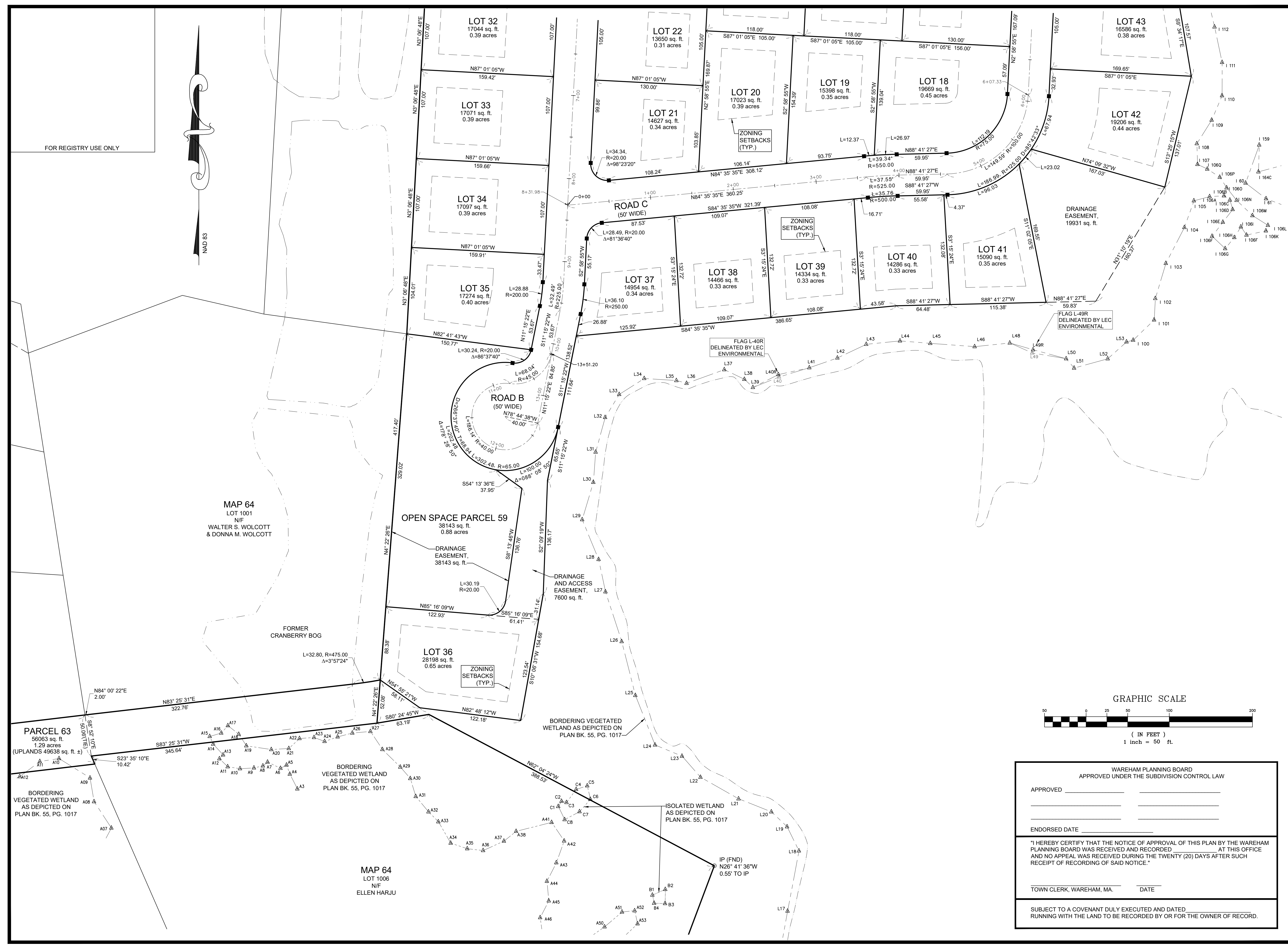
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

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





FOR REGISTRY USE ONLY

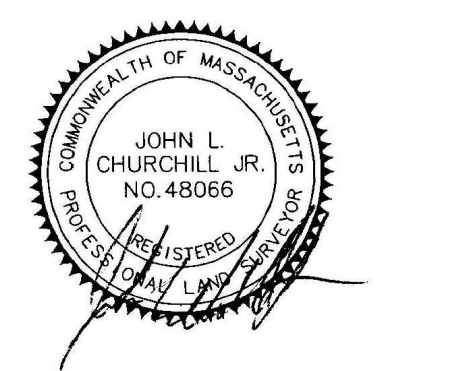


LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



JOHN L. CHURCHILL, JR., P.L.S. DATE 2/9/24

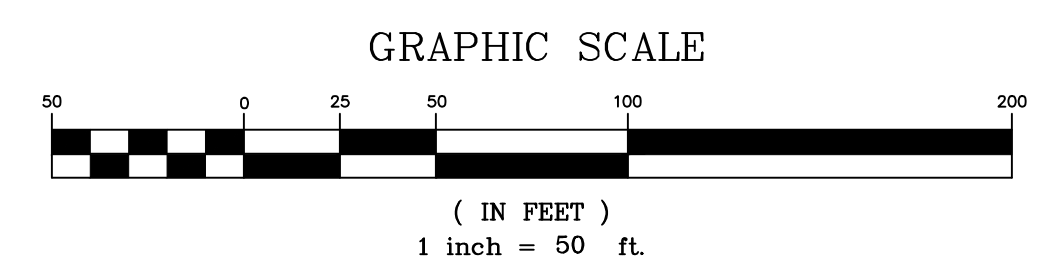
DEFINITIVE SUBDIVISION PLAN OF HIDDEN TRAILS OFF COUNTY ROAD IN W. WAREHAM MASSACHUSETTS (PLYMOUTH COUNTY)

LOT LAYOUT

REVISIONS:		
No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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



WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED _____

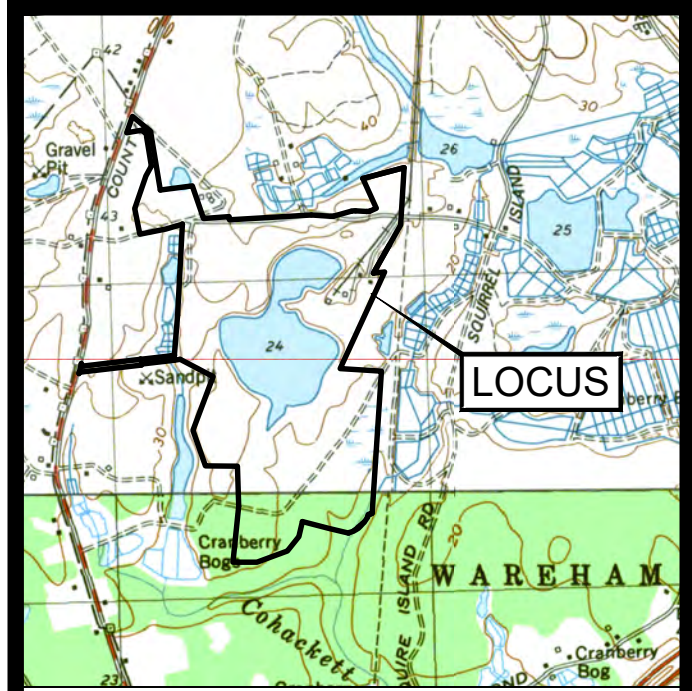
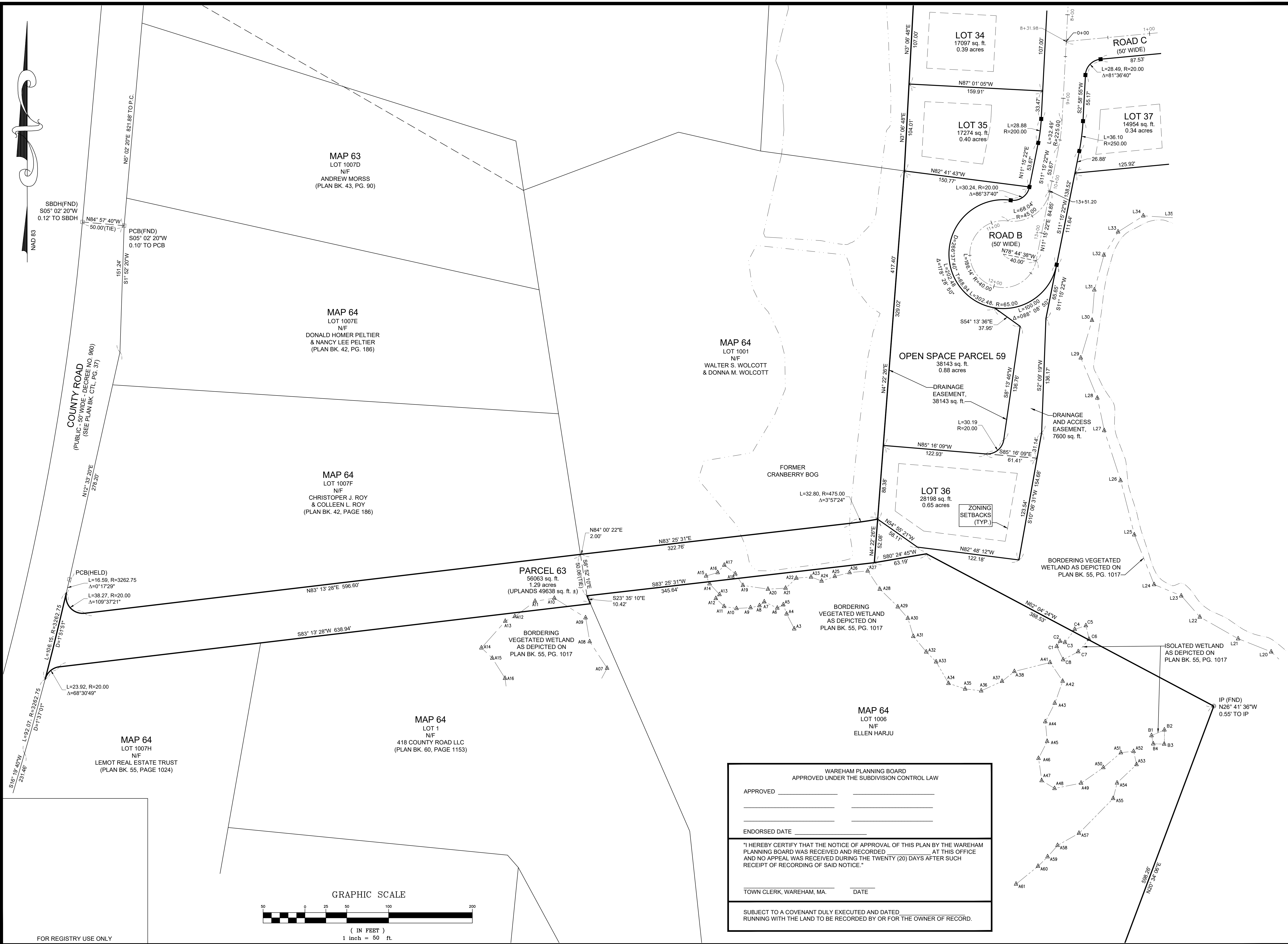
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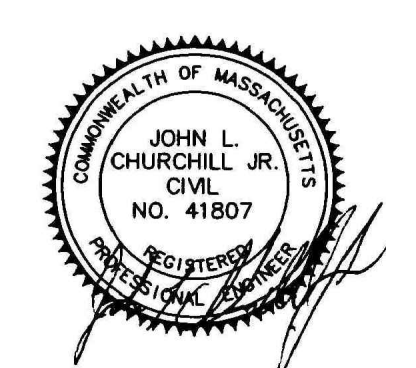
TOWN CLERK, WAREHAM, MA. DATE _____

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

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO:	6924
SHEET 8 OF 25	

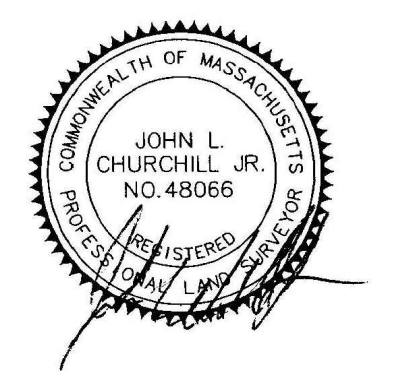


LOCUS MAP
SCALE 1" = 2000'



2/9/24
DATE

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



2/9/24
DATE

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

LOT LAYOUT

REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

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

WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

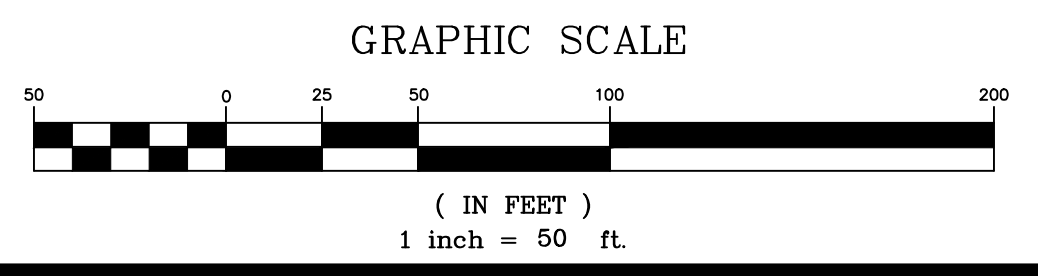
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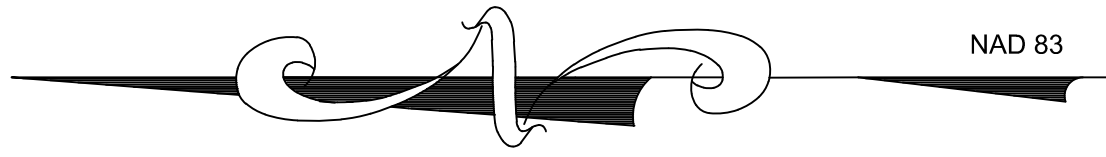
ENDORSED DATE _____

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FOR REGISTRY USE ONLY

WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

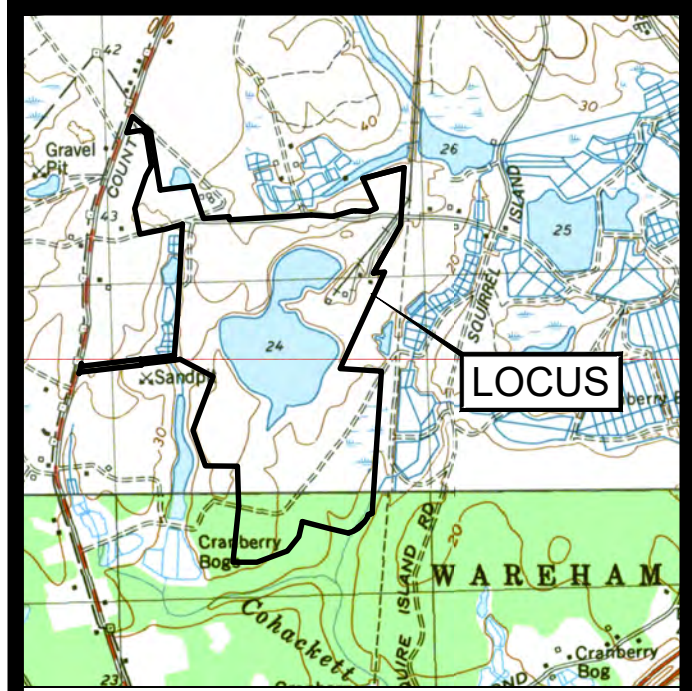
APPROVED _____

ENDORSED DATE _____

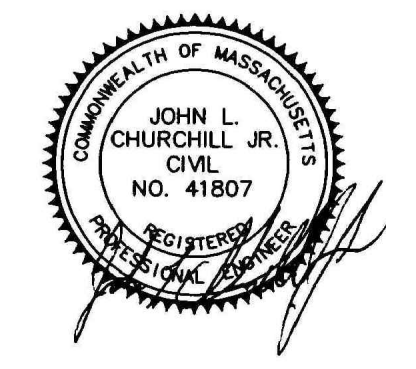
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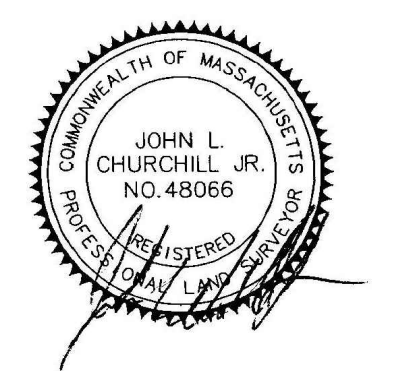


LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



JOHN L. CHURCHILL, JR., P.L.S. DATE 2/9/24

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

LOT LAYOUT

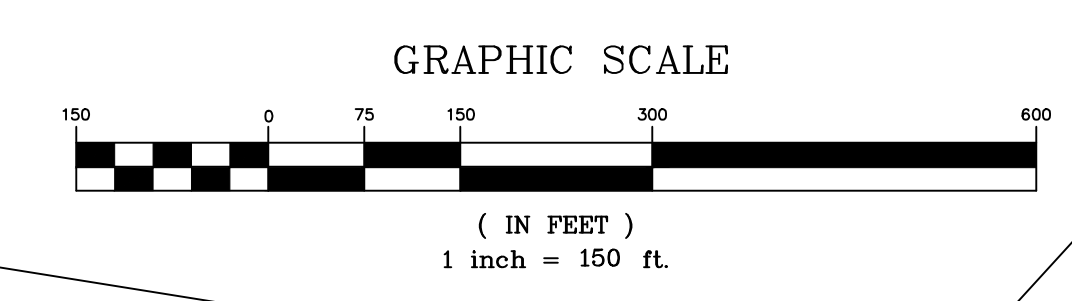
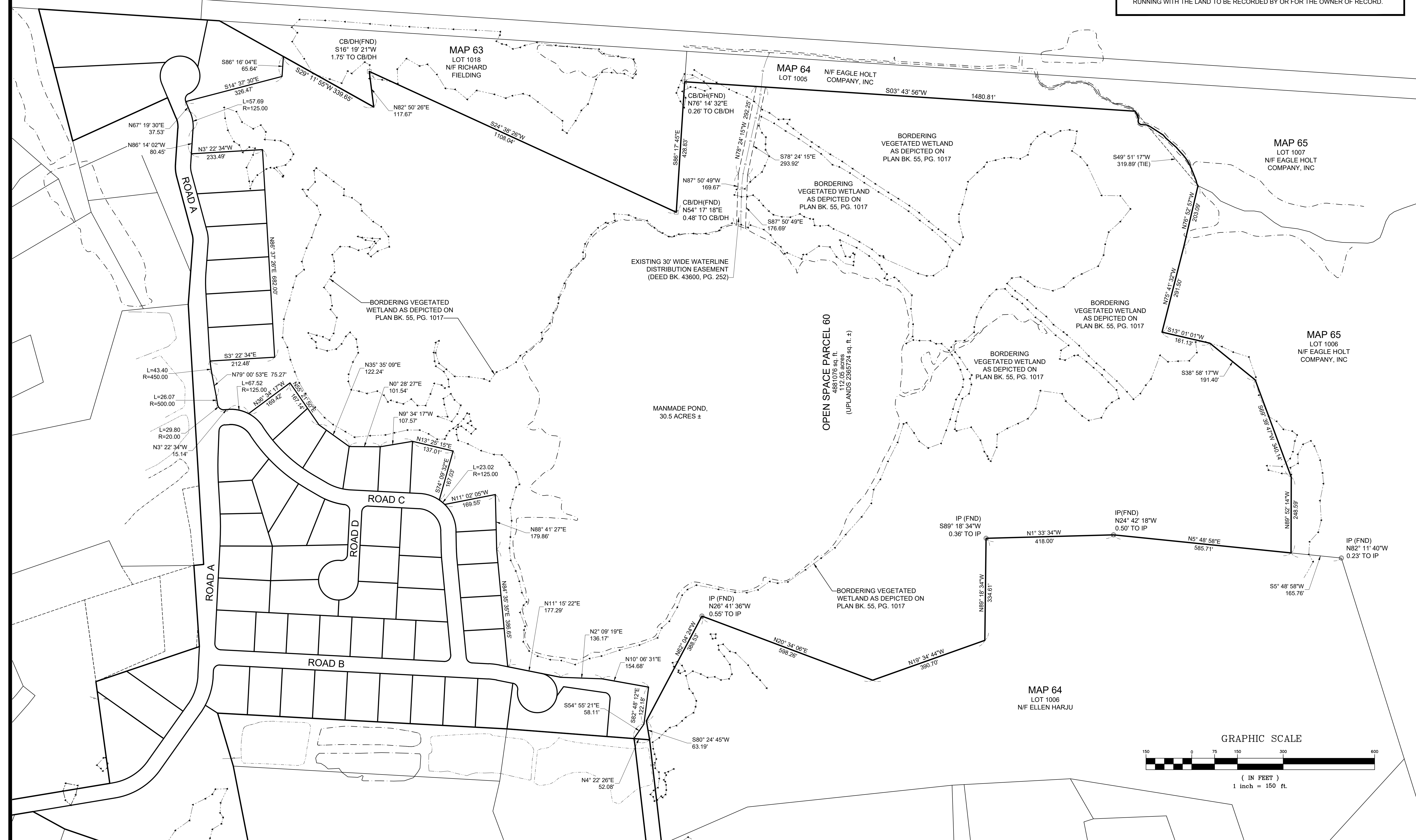
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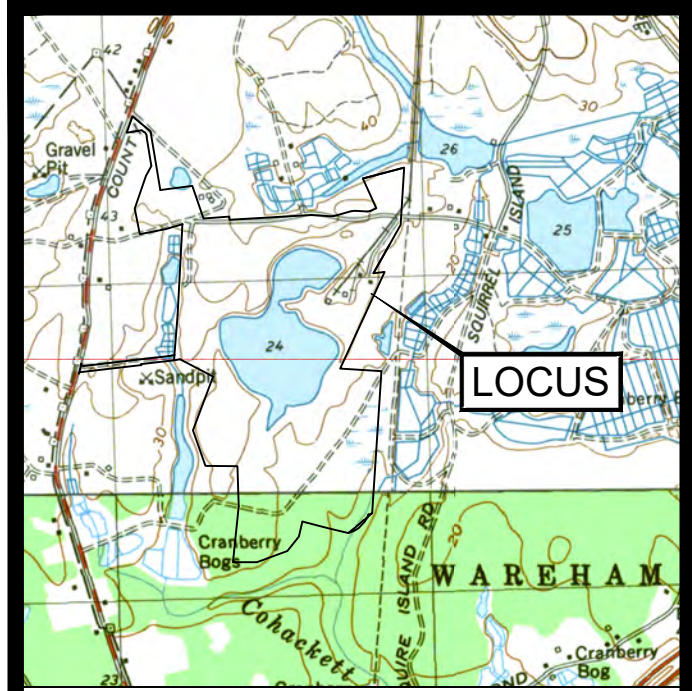
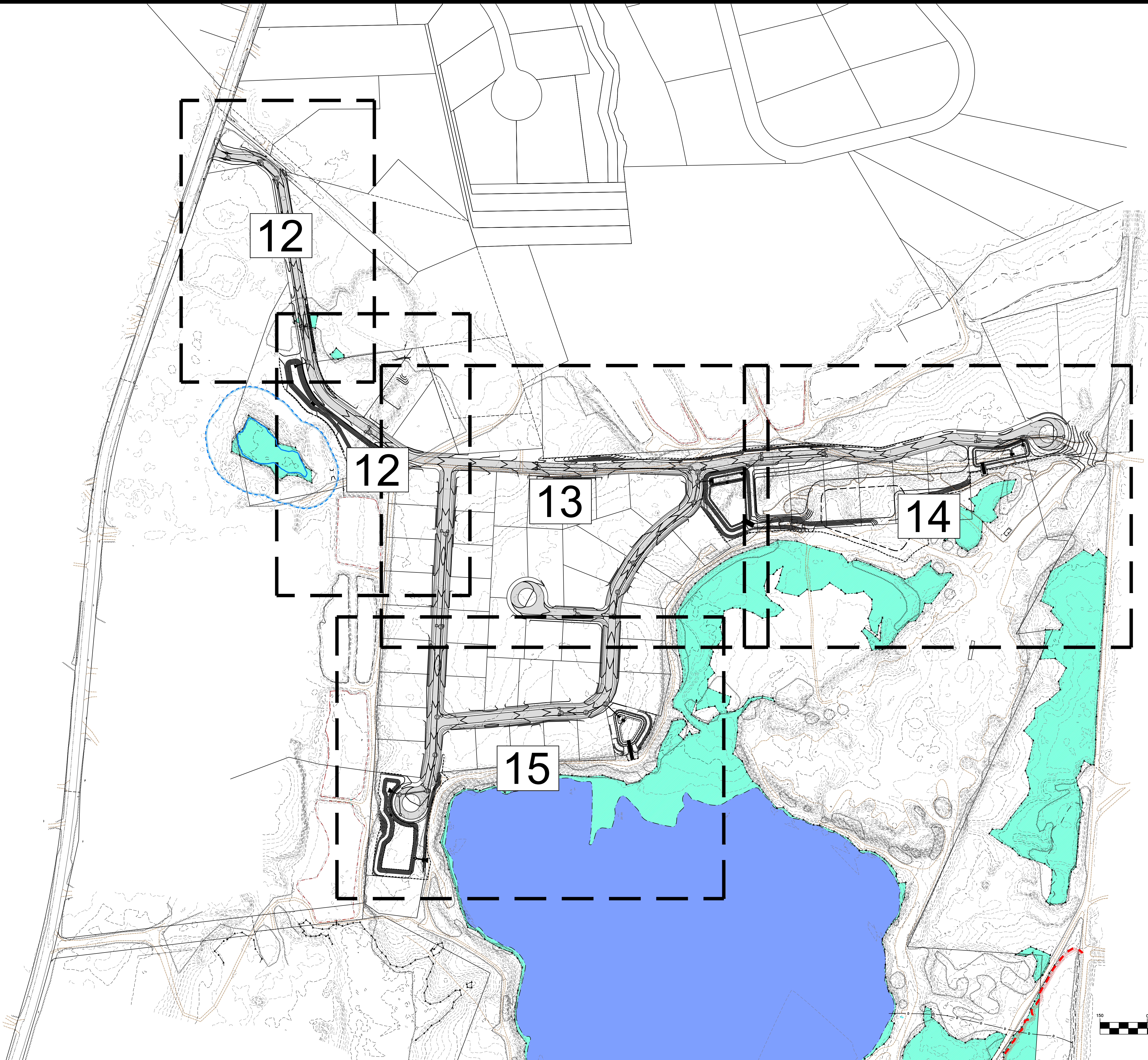
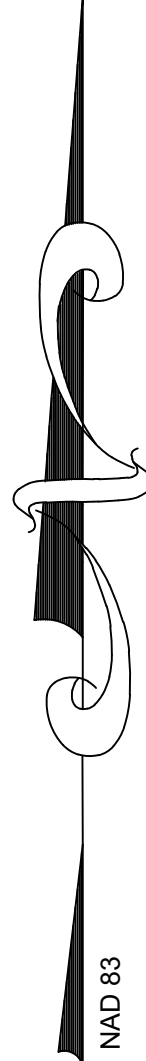
No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

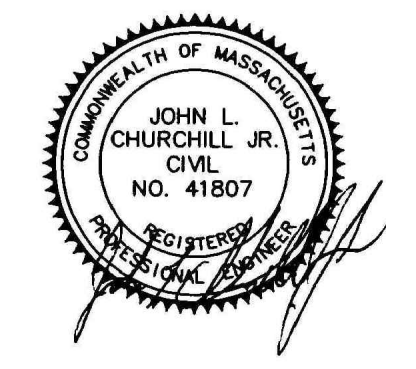
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

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





LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

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

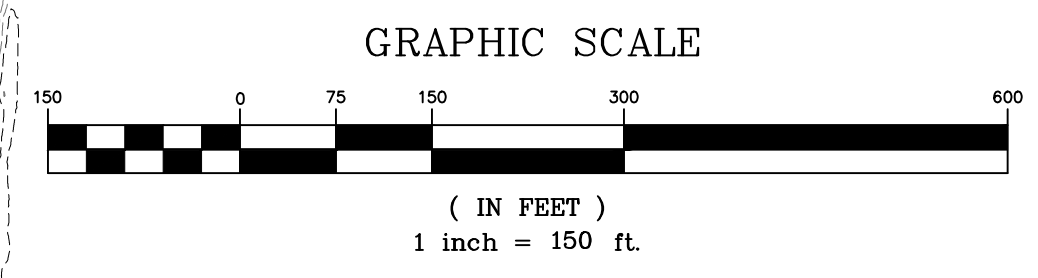
**GRADING AND
UTILITIES INDEX**

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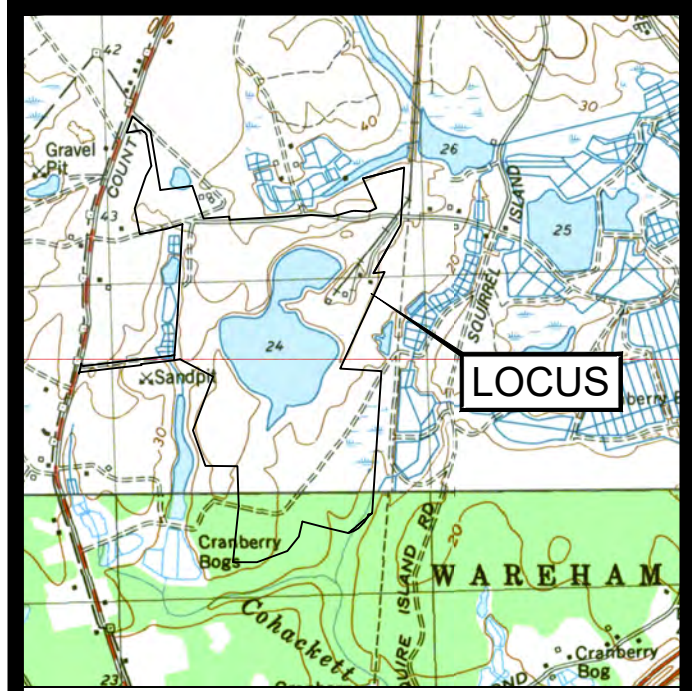
No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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



DATE:	SEPTEMBER 7, 2023
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LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

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

GRADING AND UTILITIES

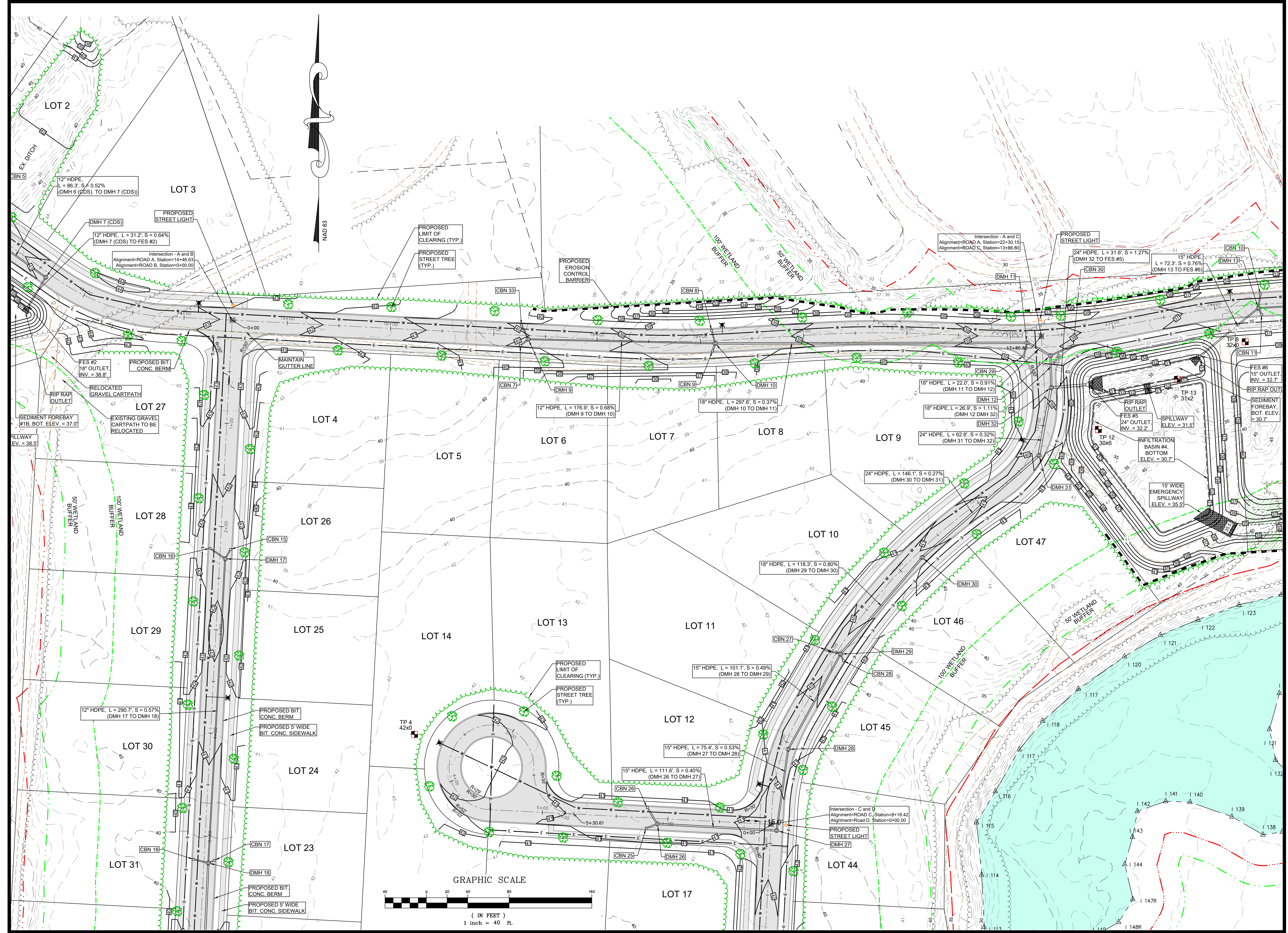
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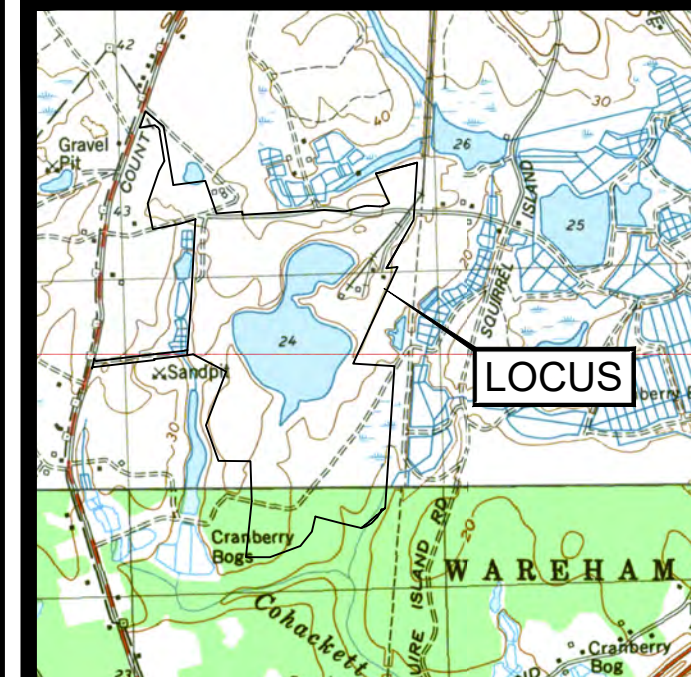
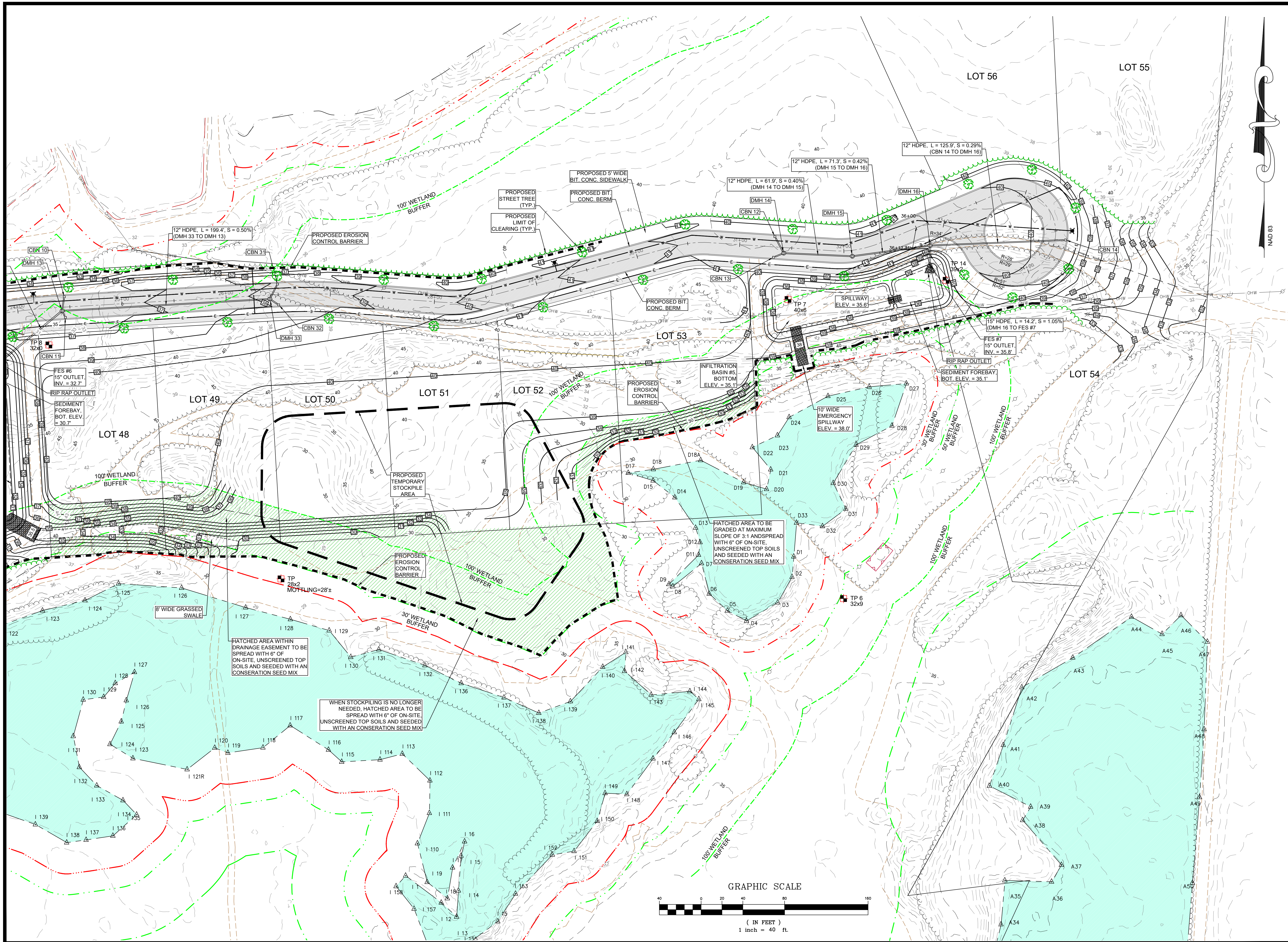
No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

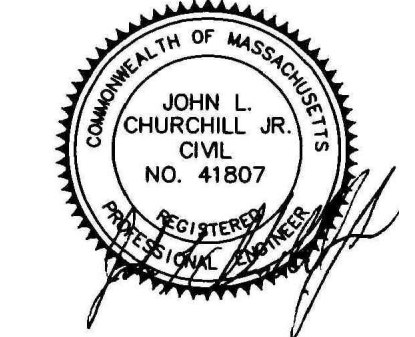
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE:	SEPTEMBER 7, 2023
DRAWN:	BMB
CHECK:	JLC
SCALE:	AS NOTED
JOB NO.:	6924
SHEET 13 OF 25	





LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

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

GRADING AND UTILITIES

REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

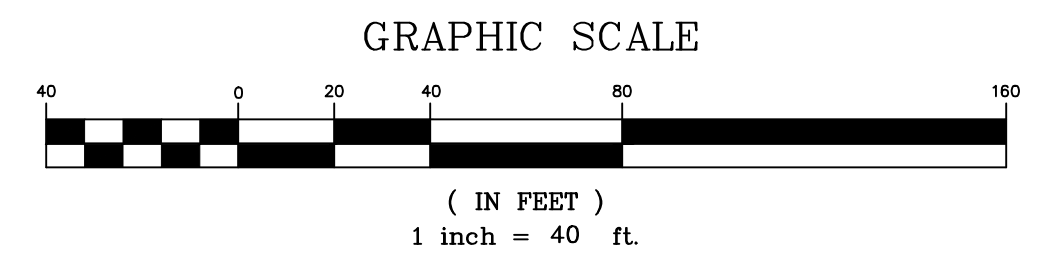
DATE: SEPTEMBER 7, 2023

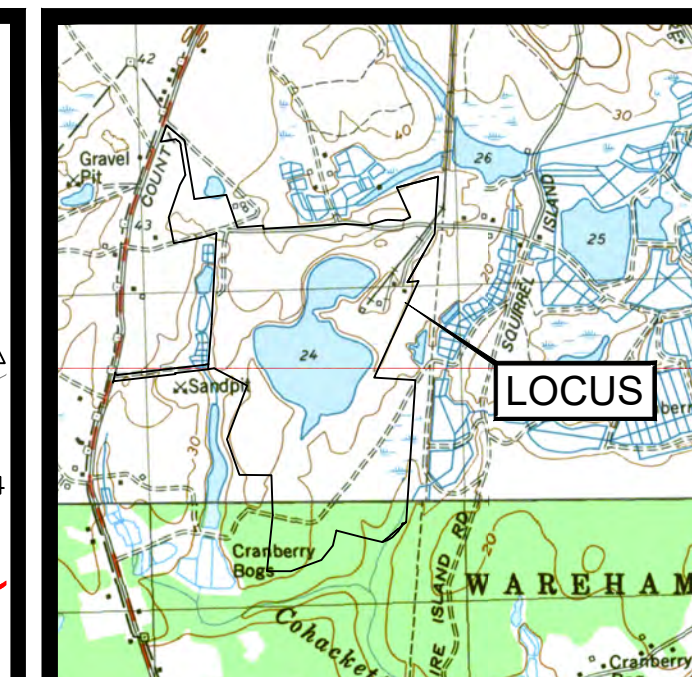
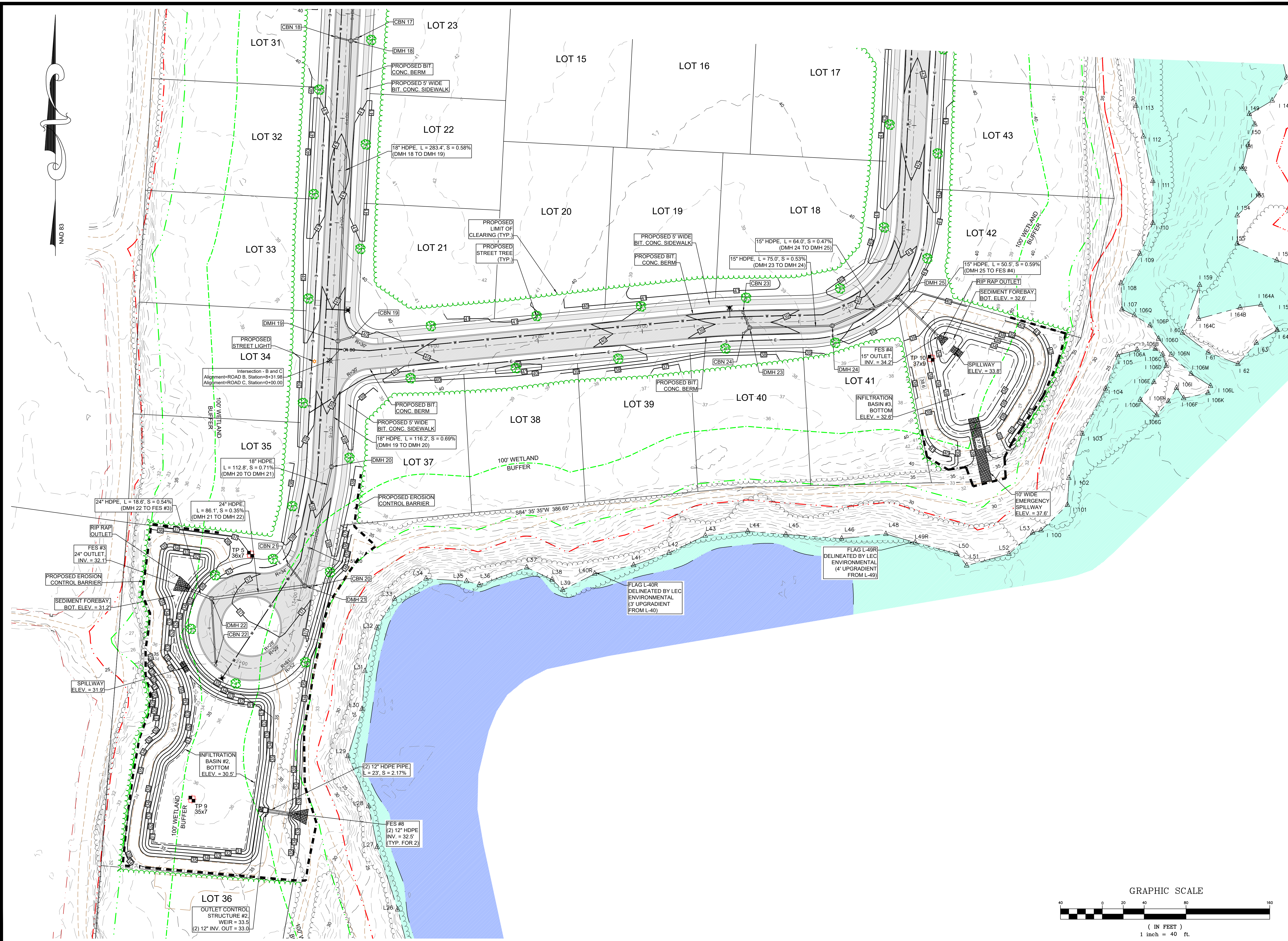
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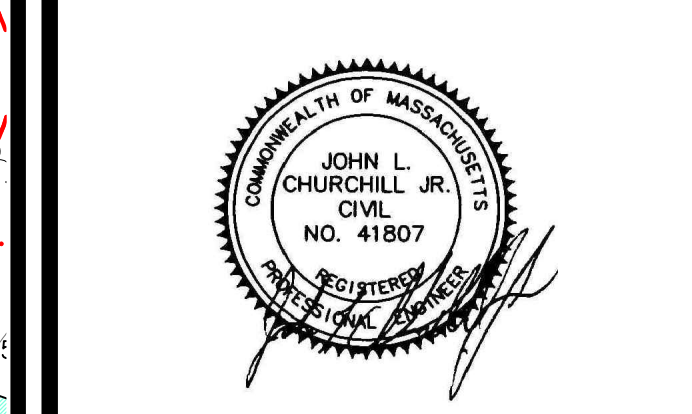
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JOB NO: 6924

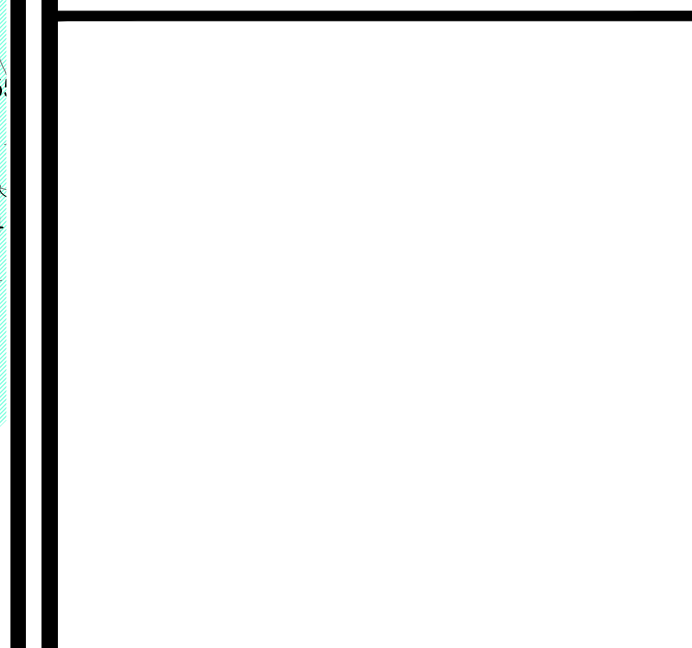




LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24



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

GRADING AND UTILITIES

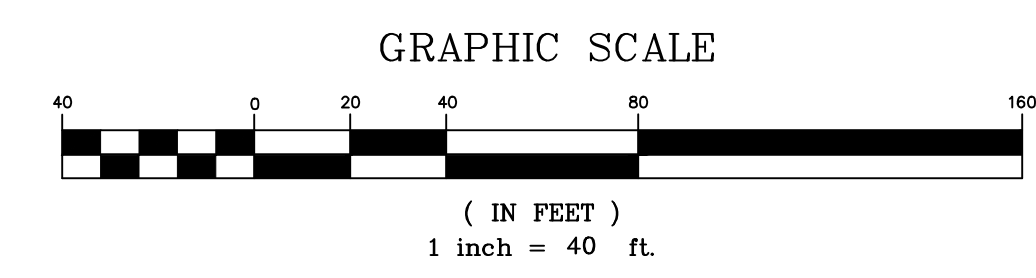
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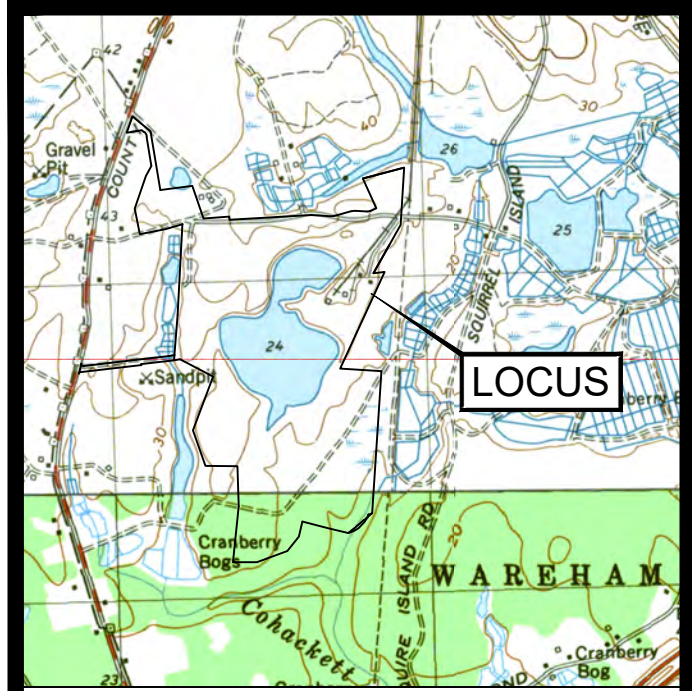
No.	DATE	DESC.
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PREPARED FOR:
SARAJON REALTY, LLC
2854 CRANBERRY HIGHWAY
E. WAREHAM, MA 02538

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

DATE:	SEPTEMBER 7, 2023
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SHEET 15 OF 25	





LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

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

ROADWAY PROFILE

REVISIONS:

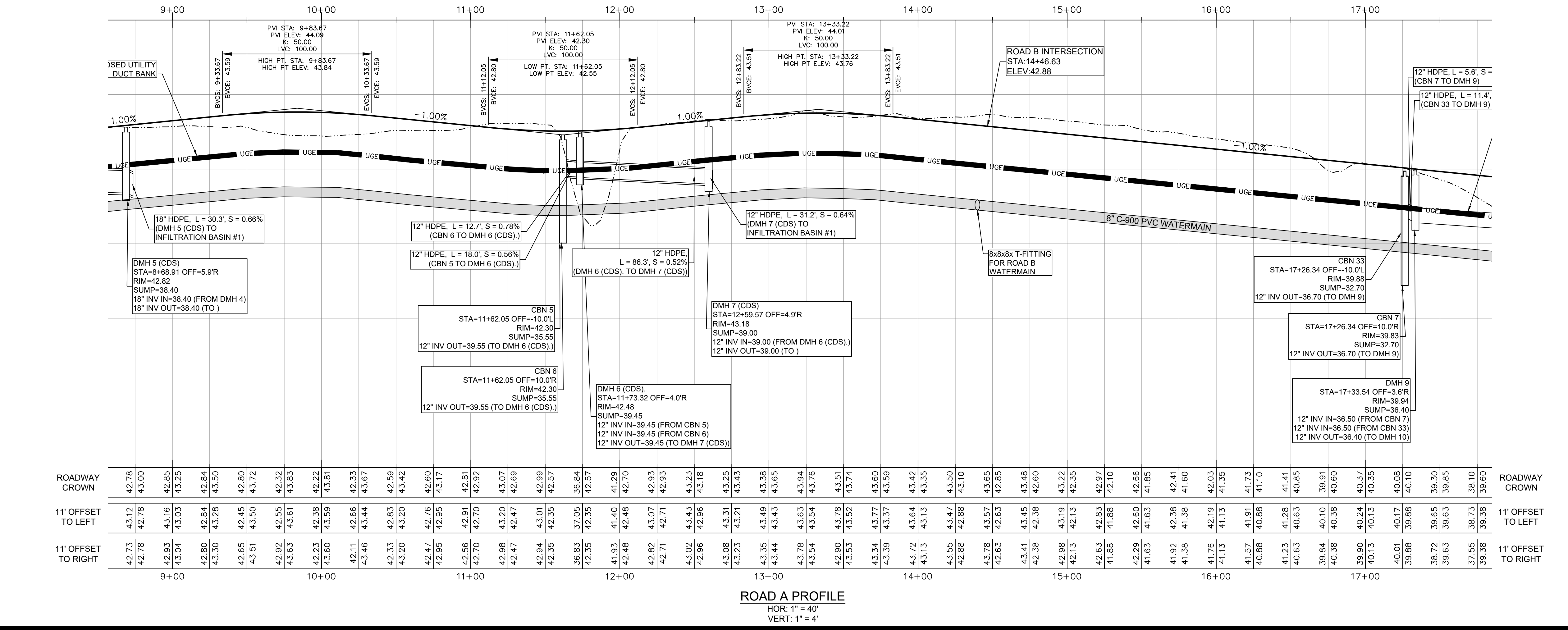
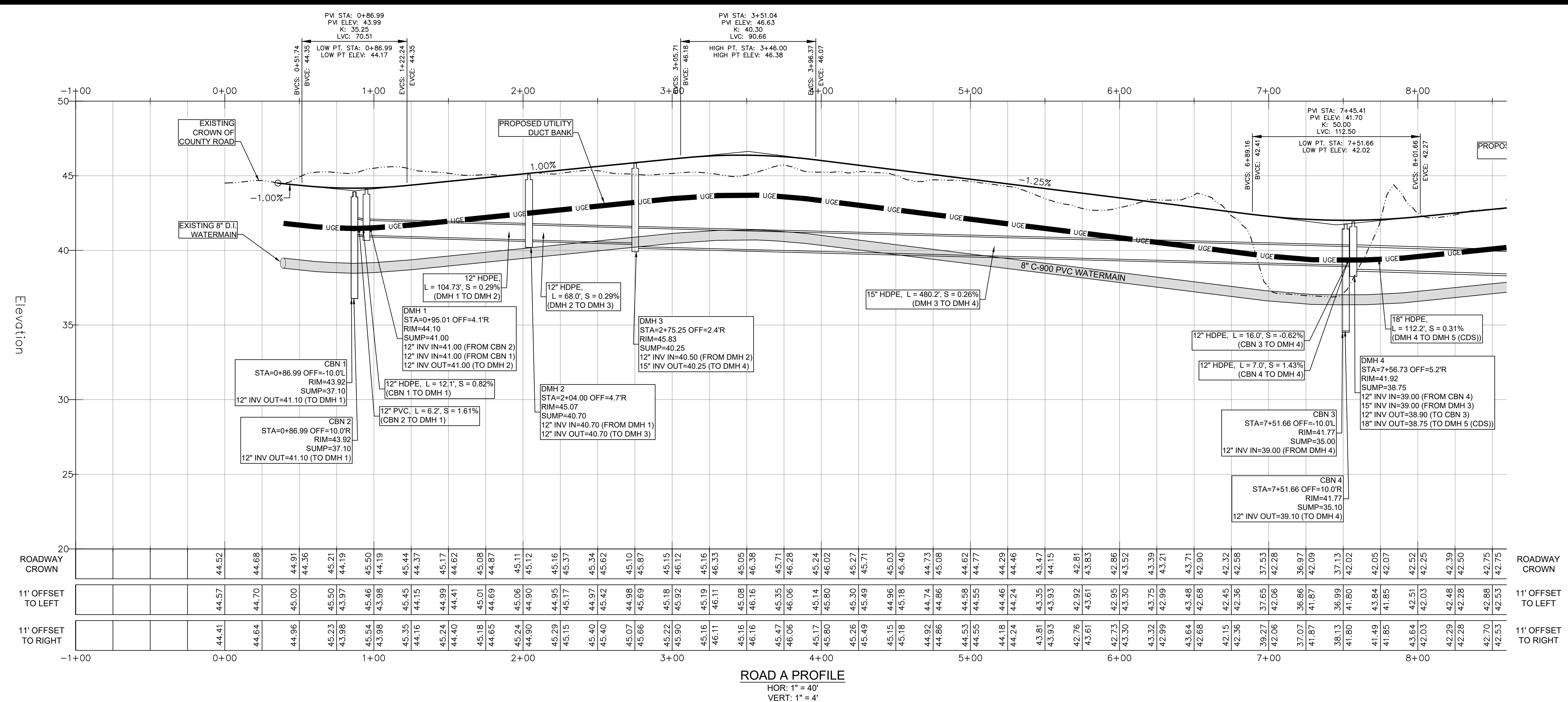
No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

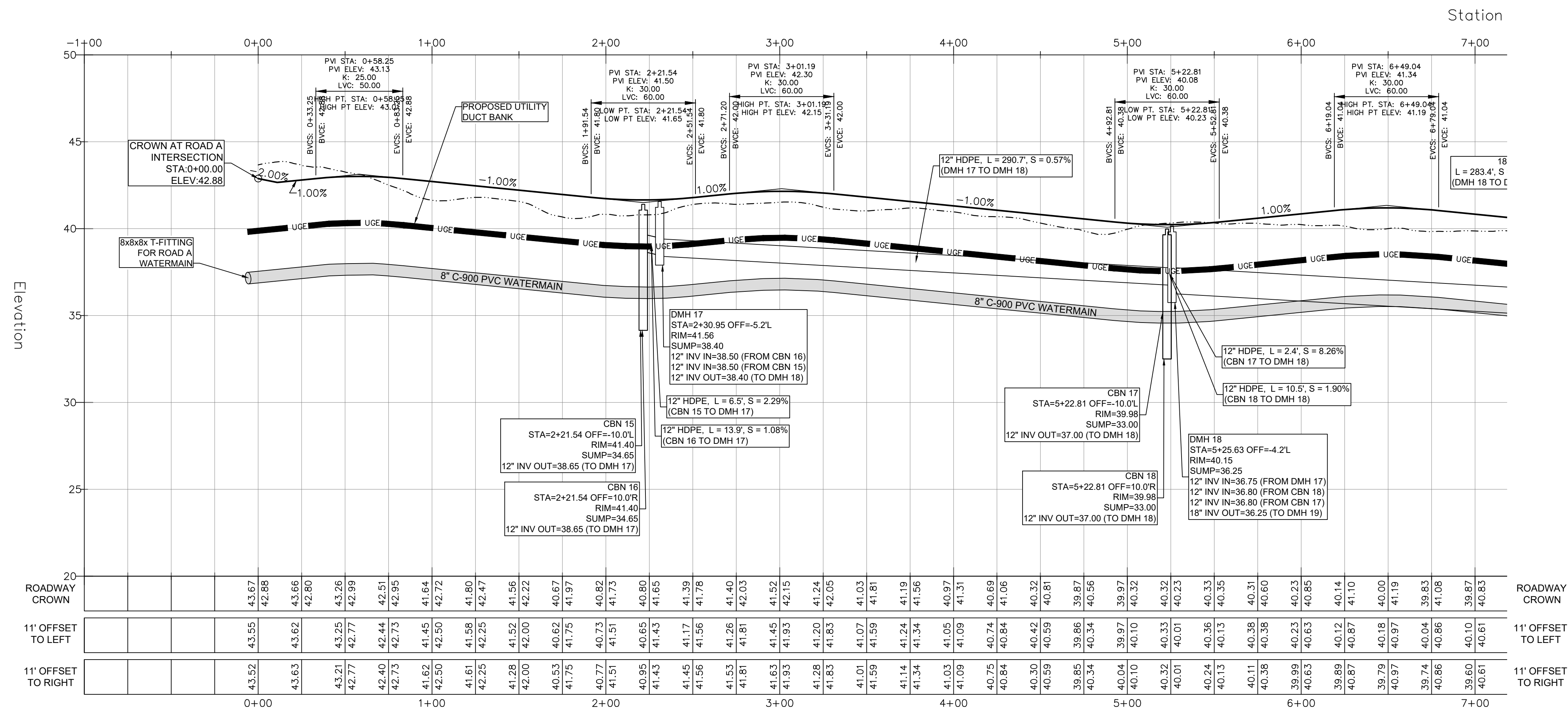
PREPARED FOR:
SARAJON REALTY, LLC
2854 CRANBERRY HIGHWAY
E. WAREHAM, MA 02538

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

DATE: SEPTEMBER 7, 2023
DRAWN: BMB
CHECK: JLC
SCALE: AS NOTED
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SHEET 16 OF 25

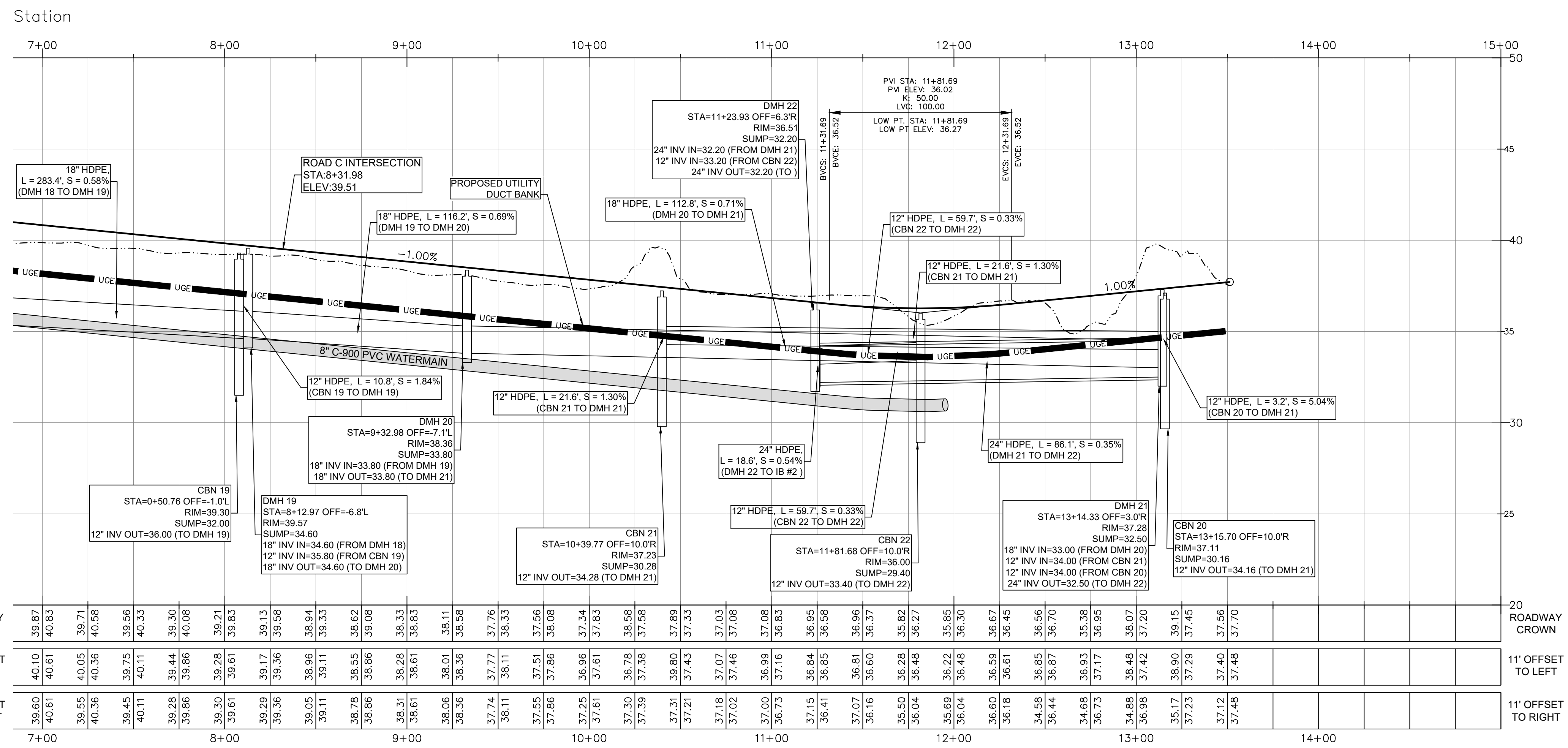




ROAD B PROFILE

HOR: 1" = 40'

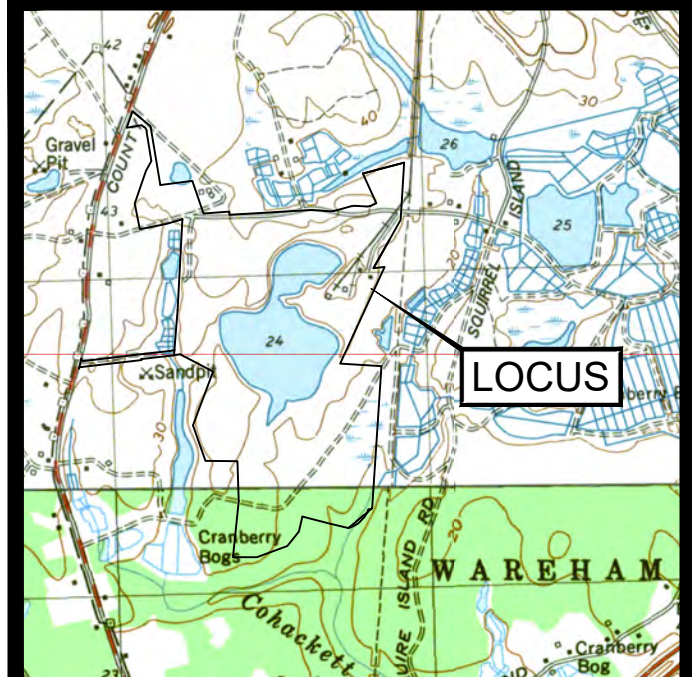
VERT: 1" = 4'



ROAD B PROFILE

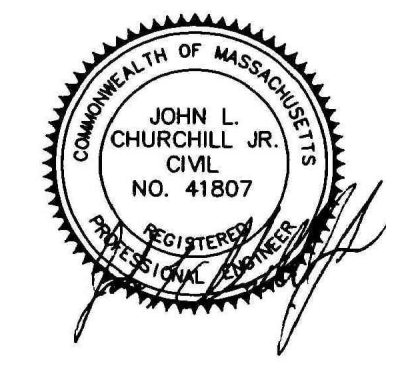
HOR: 1" = 40'

VERT: 1" = 4'



LOCUS MAP

SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

DATE

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

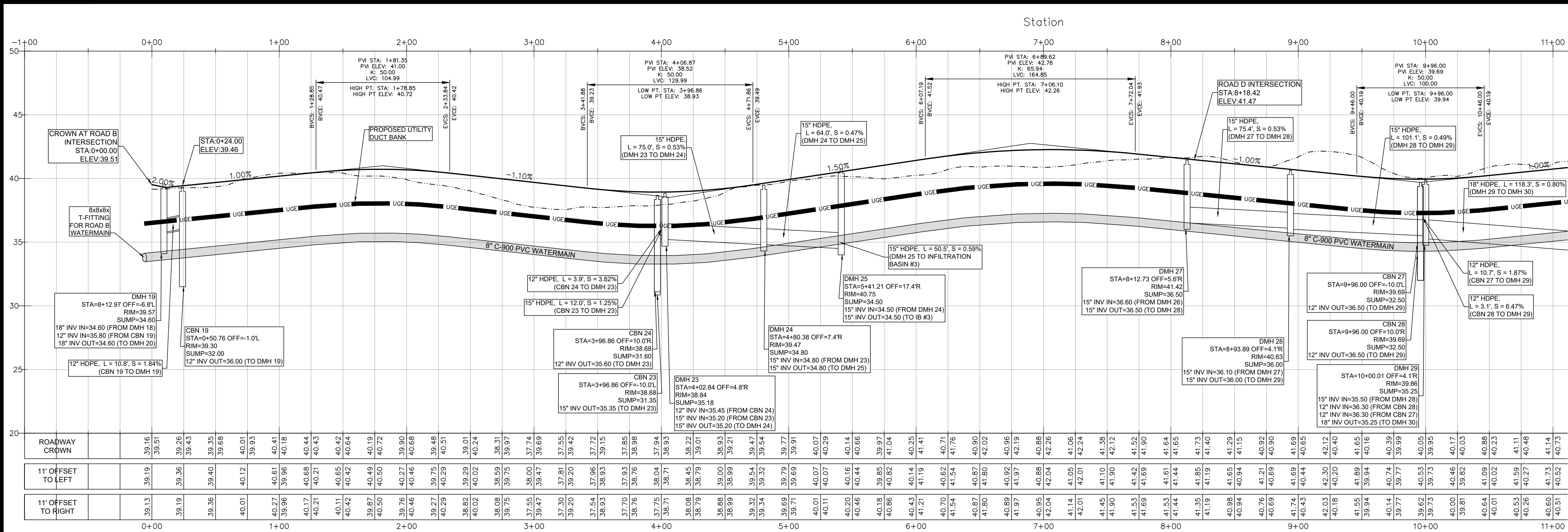
ROADWAY PROFILE

REVISIONS:

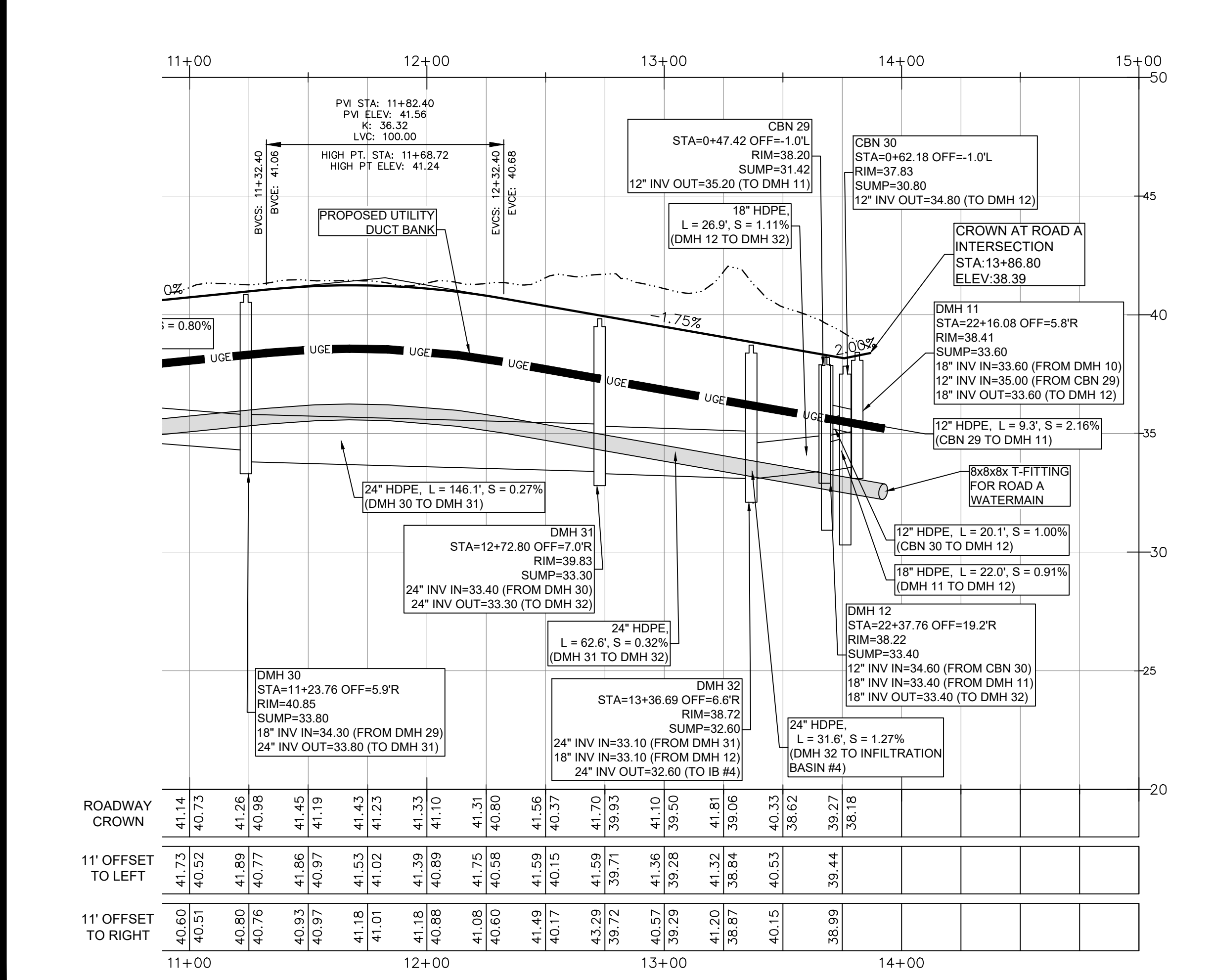
No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

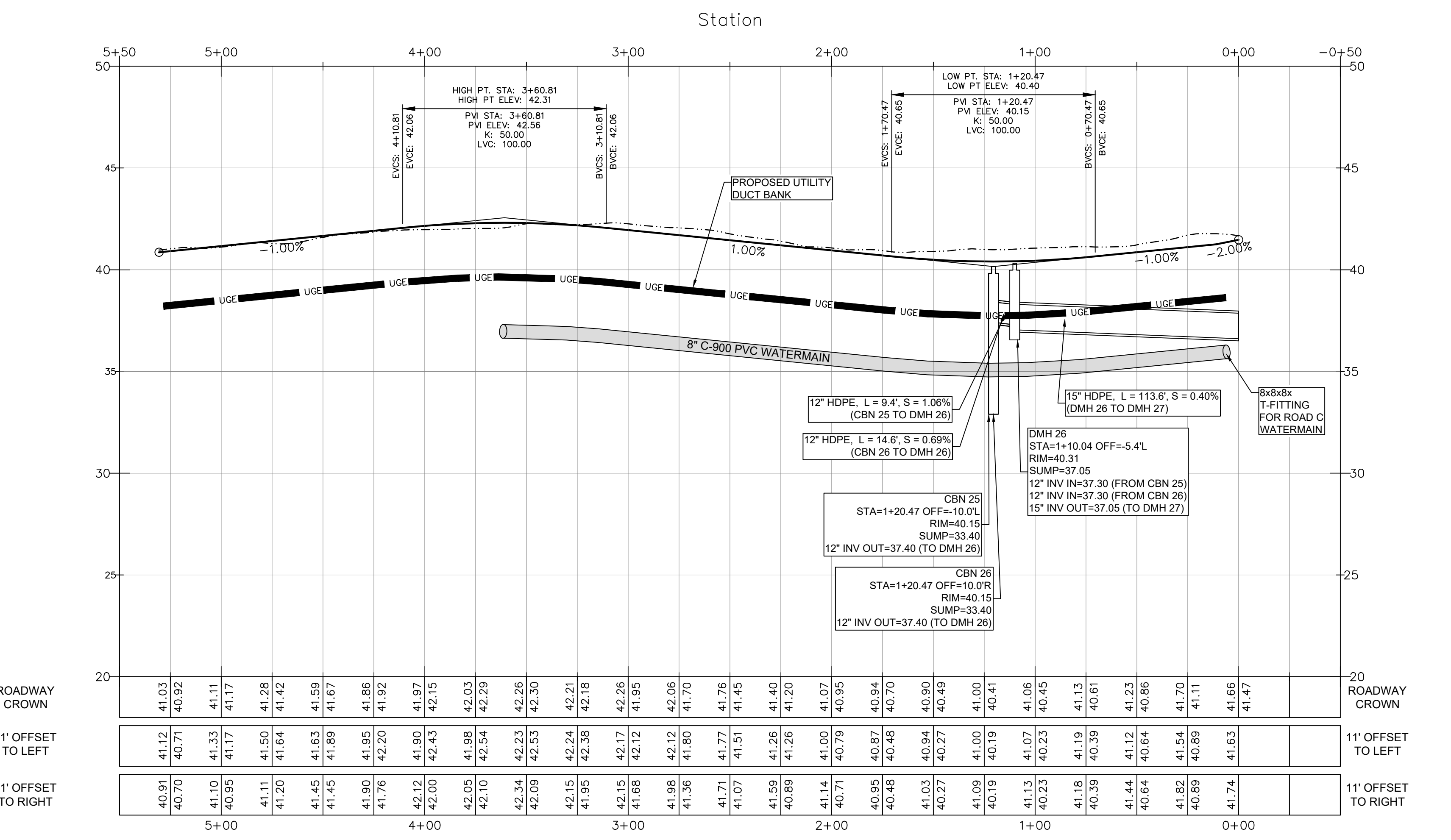
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508-273-0377



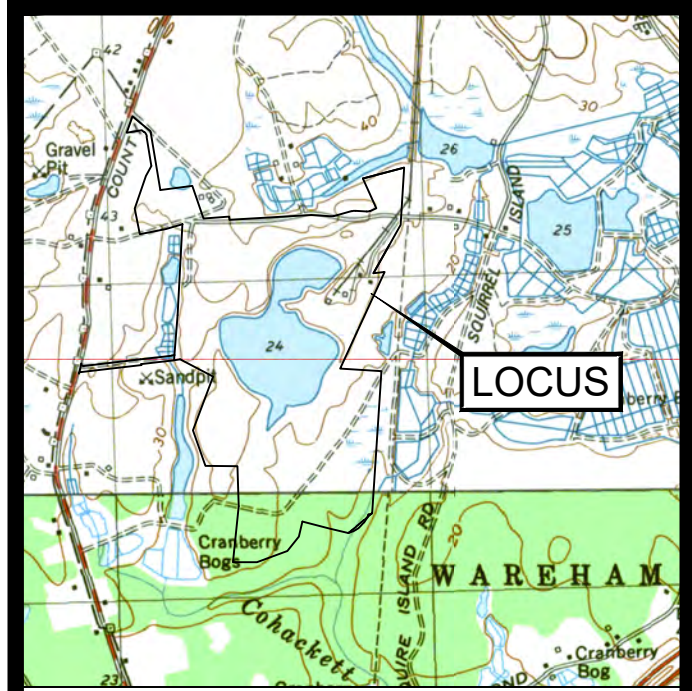
ROAD C PROFILE
HOR: 1" = 40'
VERT: 1" = 4'



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



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



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

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

ROADWAY PROFILE

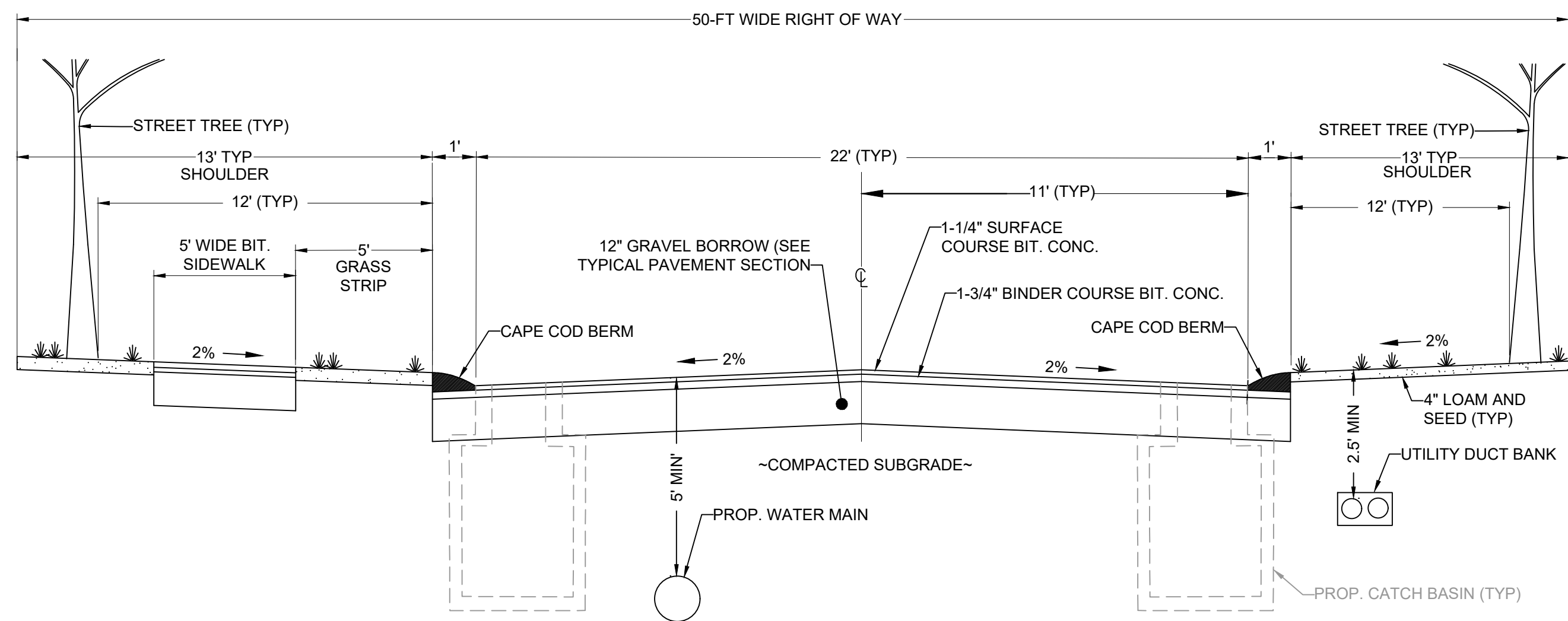
REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

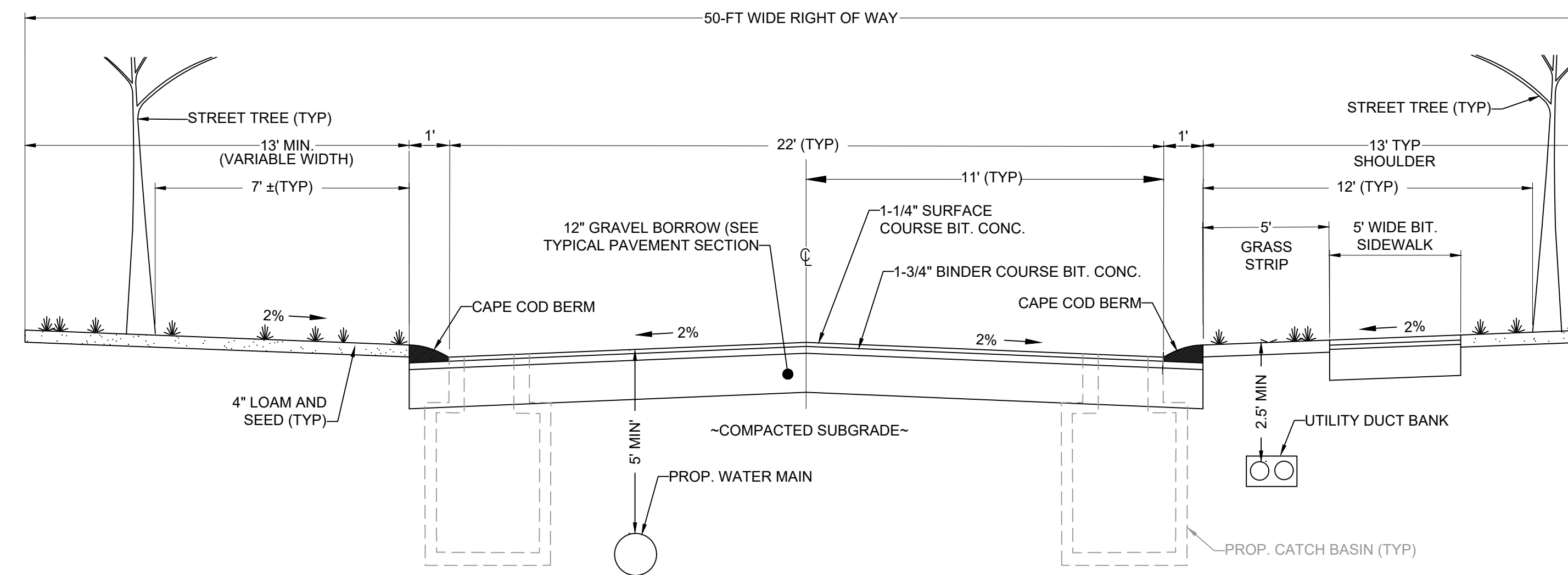
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

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



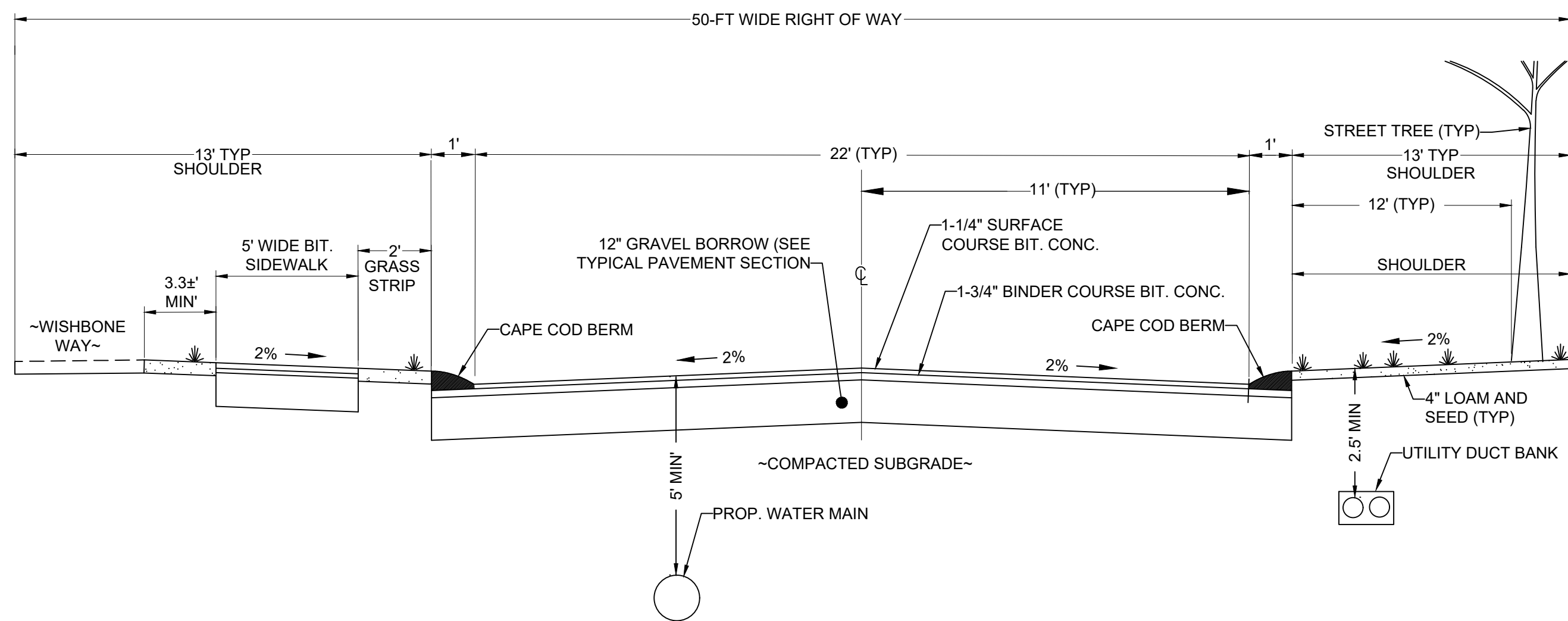
TYPICAL ROADWAY CROSS SECTION-1

ROAD A: STA 0+00 TO 1+46 ±, 3+02 TO 6+59 ±, 8+66 TO 14+60 ±
NOT TO SCALE



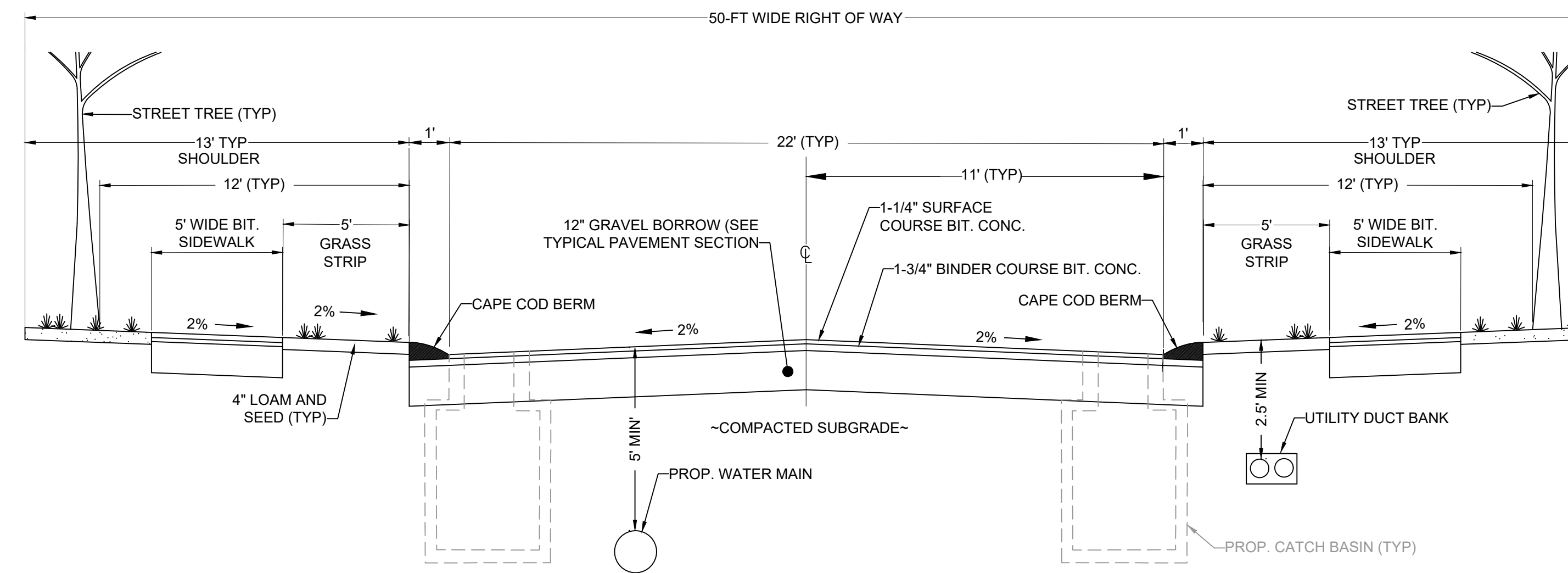
TYPICAL ROADWAY CROSS SECTION-4

ROAD A: STA 14+60 TO 33+10 ±
NOT TO SCALE



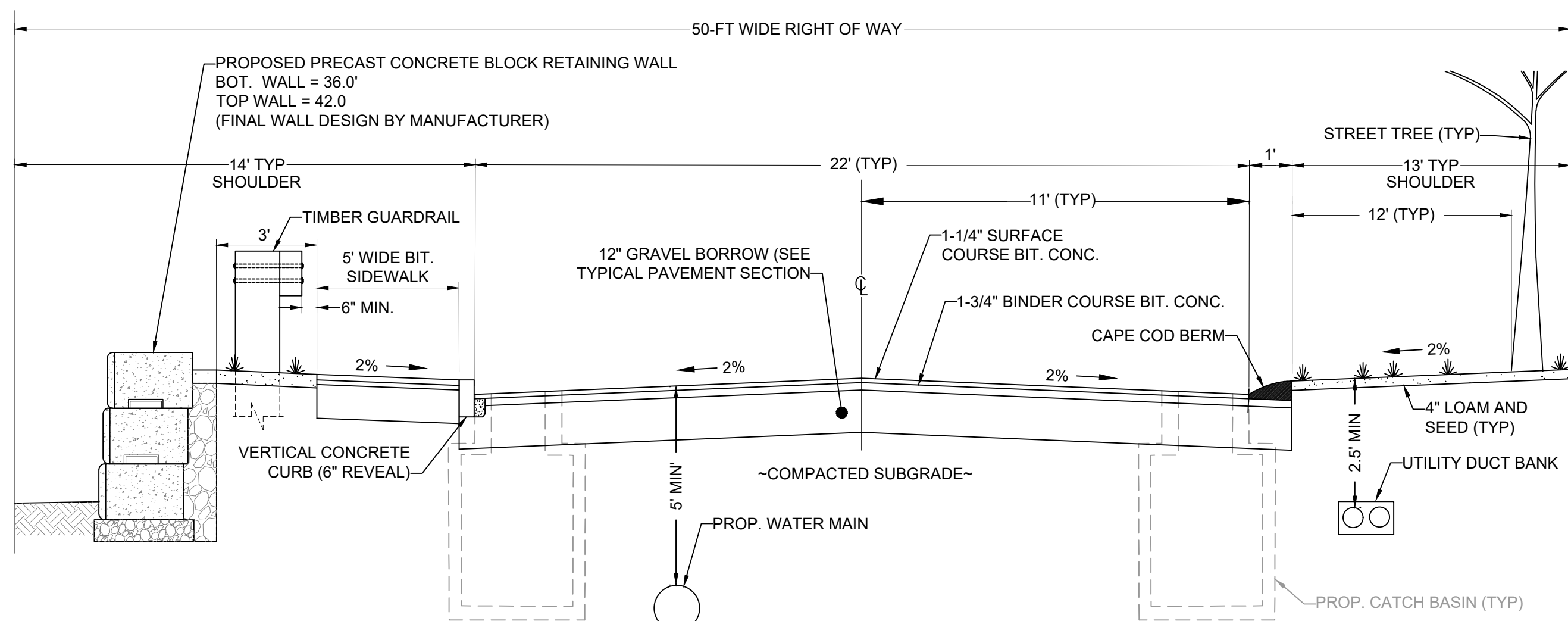
TYPICAL ROADWAY CROSS SECTION-2

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



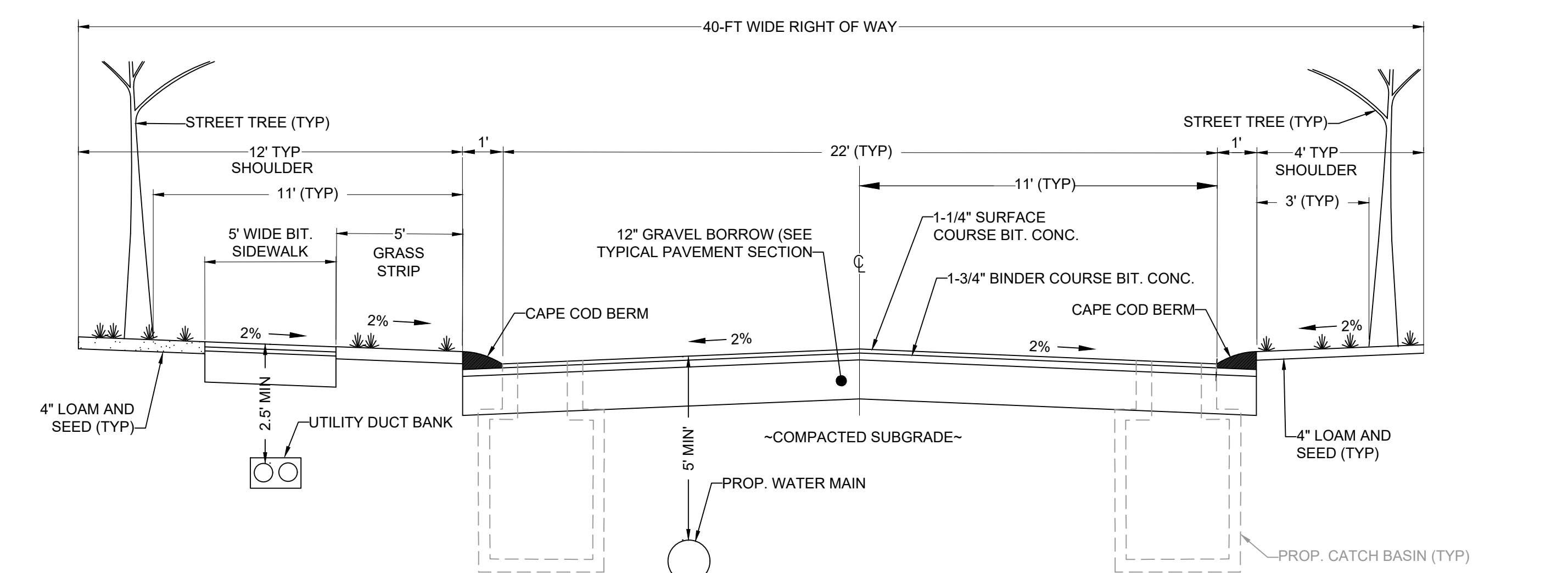
TYPICAL ROADWAY CROSS SECTION-5

ROAD B: TYP FOR ALL
ROAD C: TYP FOR ALL
NOT TO SCALE



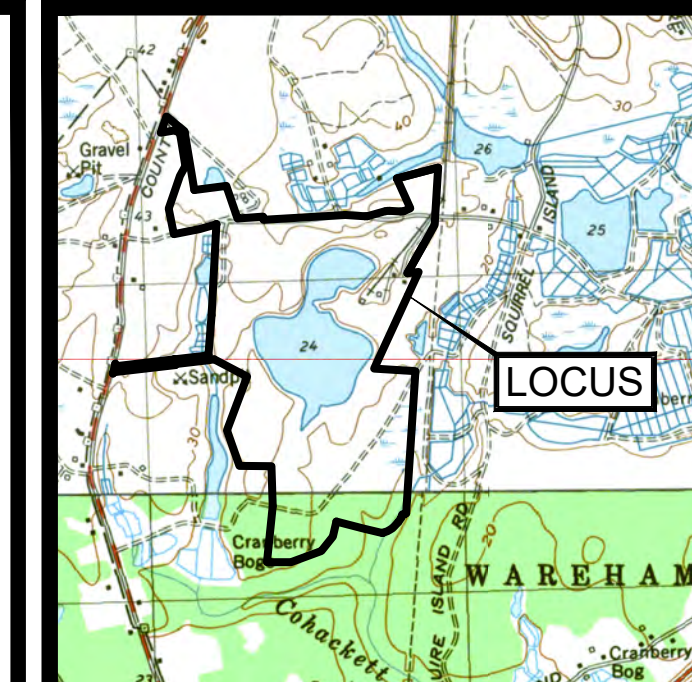
TYPICAL ROADWAY CROSS SECTION-3

ROAD A: STA 6+59 TO 8+66 ±
NOT TO SCALE

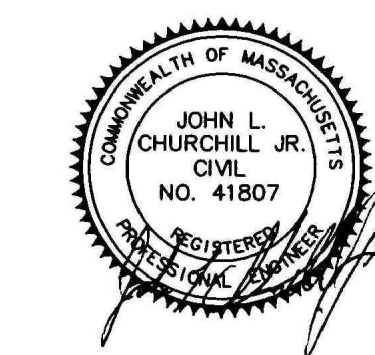


TYPICAL ROADWAY CROSS SECTION-6

ROAD D: TYP FOR ALL
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

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

DETAIL SHEET

REVISIONS:

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

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

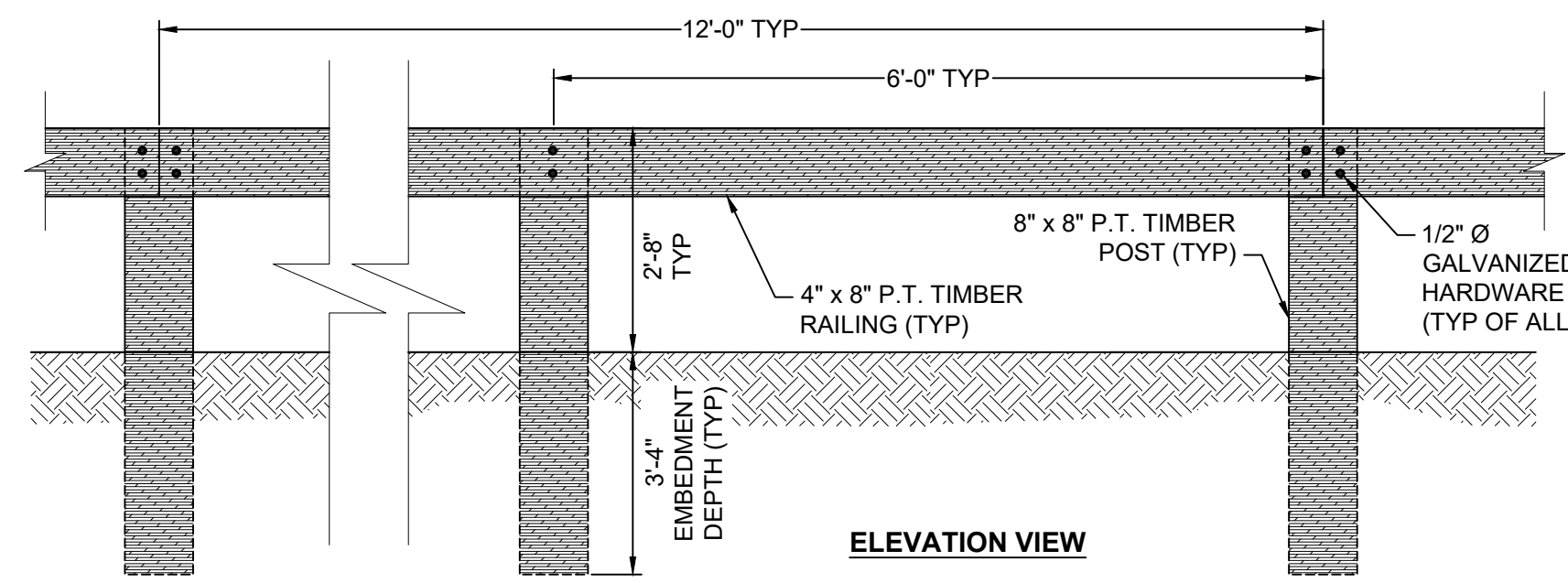
DATE: SEPTEMBER 7, 2023

DRAWN: BMB

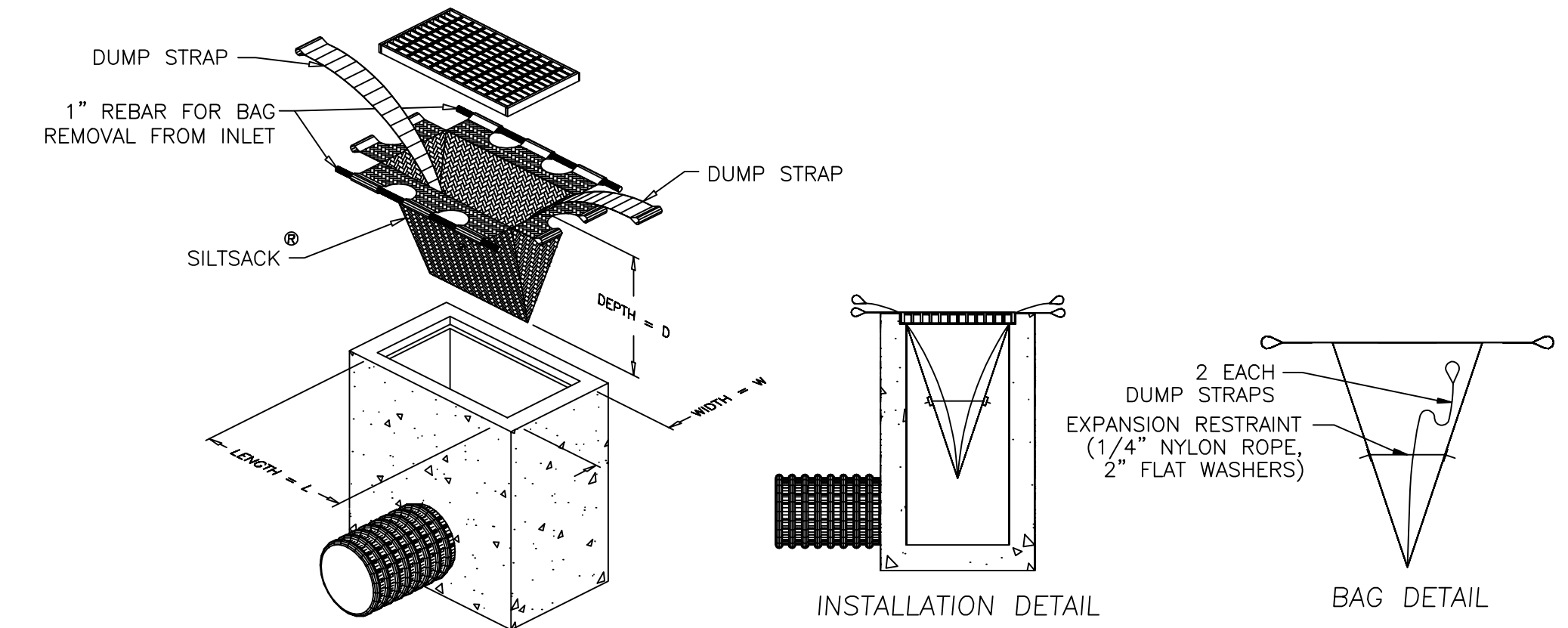
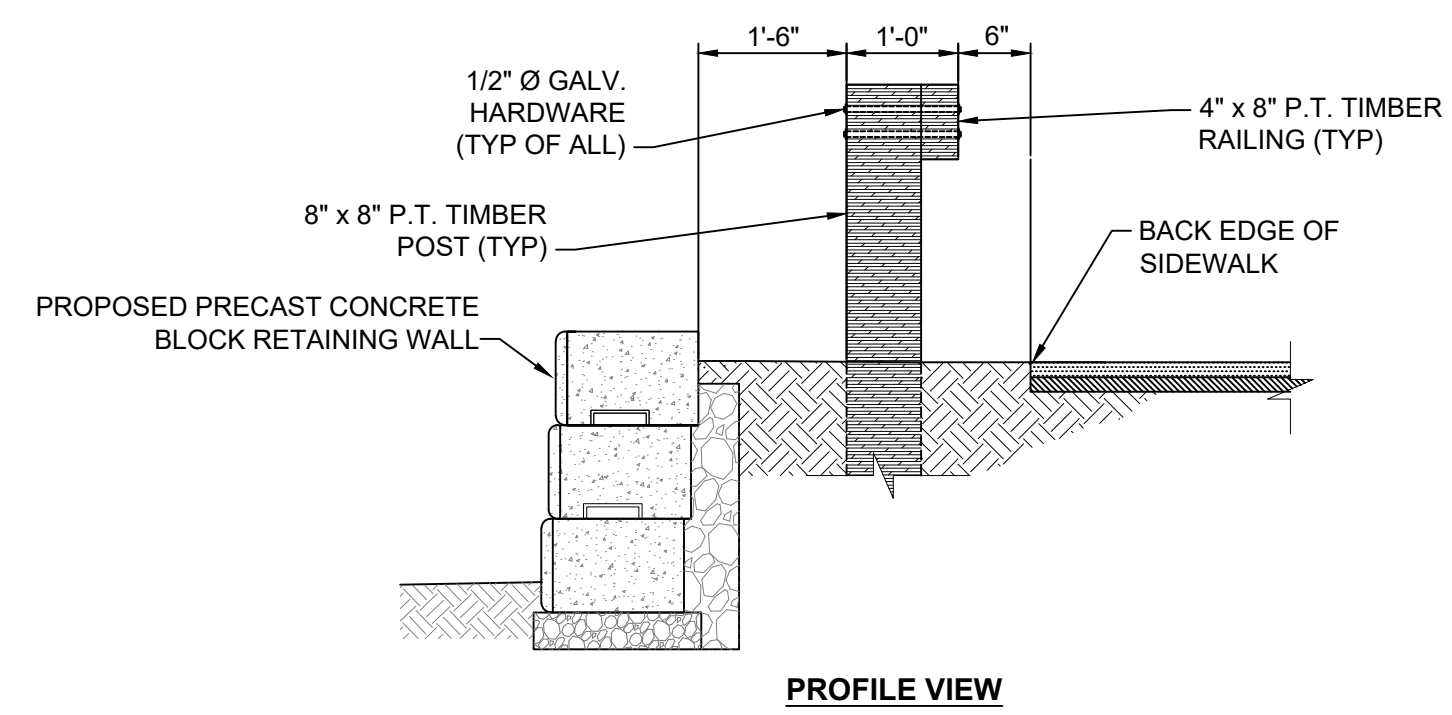
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SCALE: AS NOTED

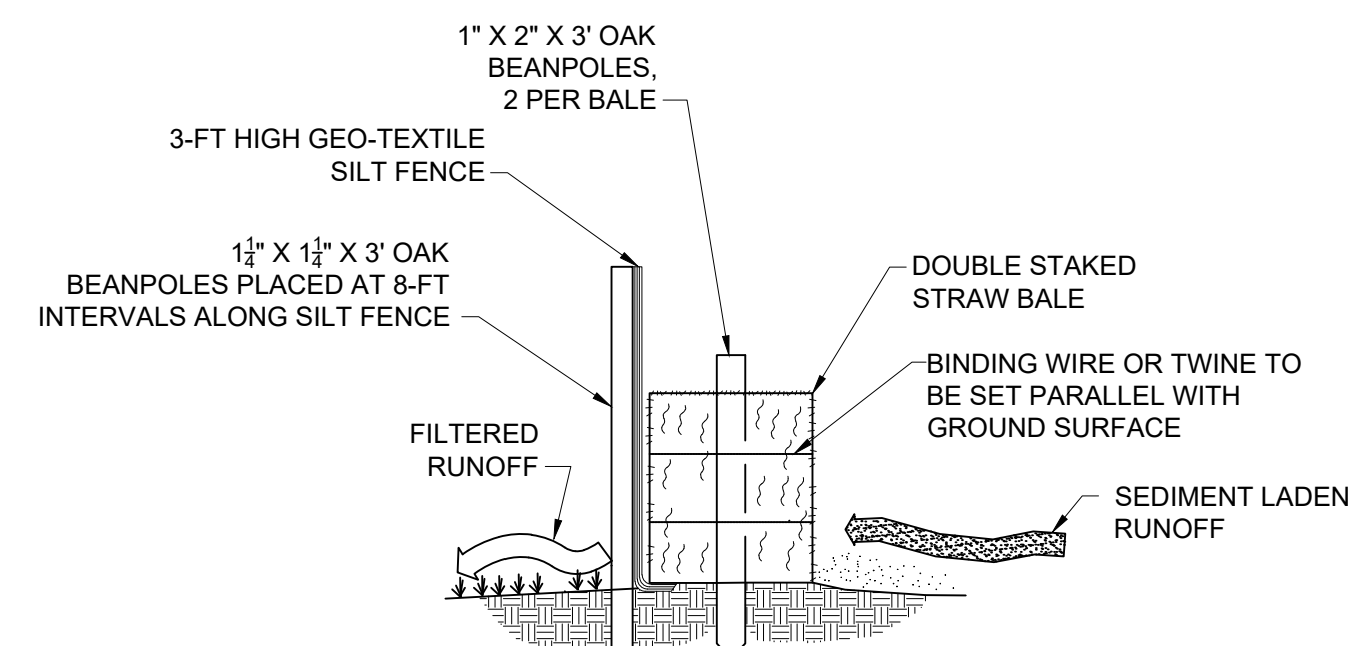
JOB NO: 6924



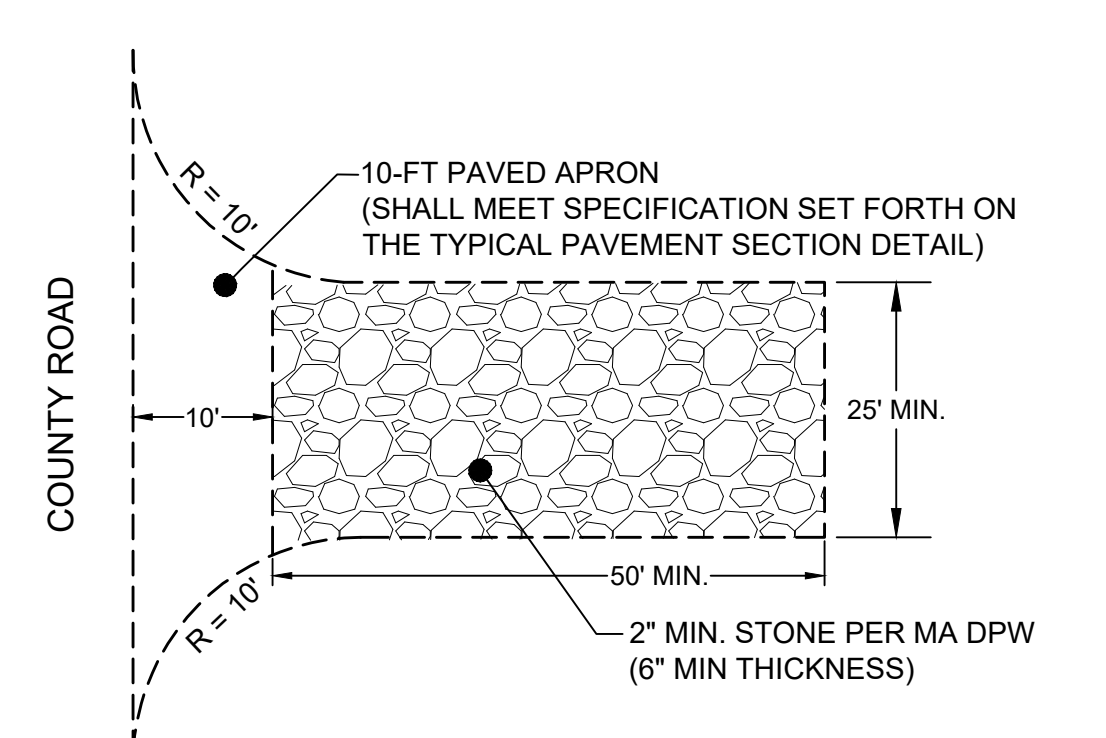
TIMBER GUARDRAIL
NOT TO SCALE



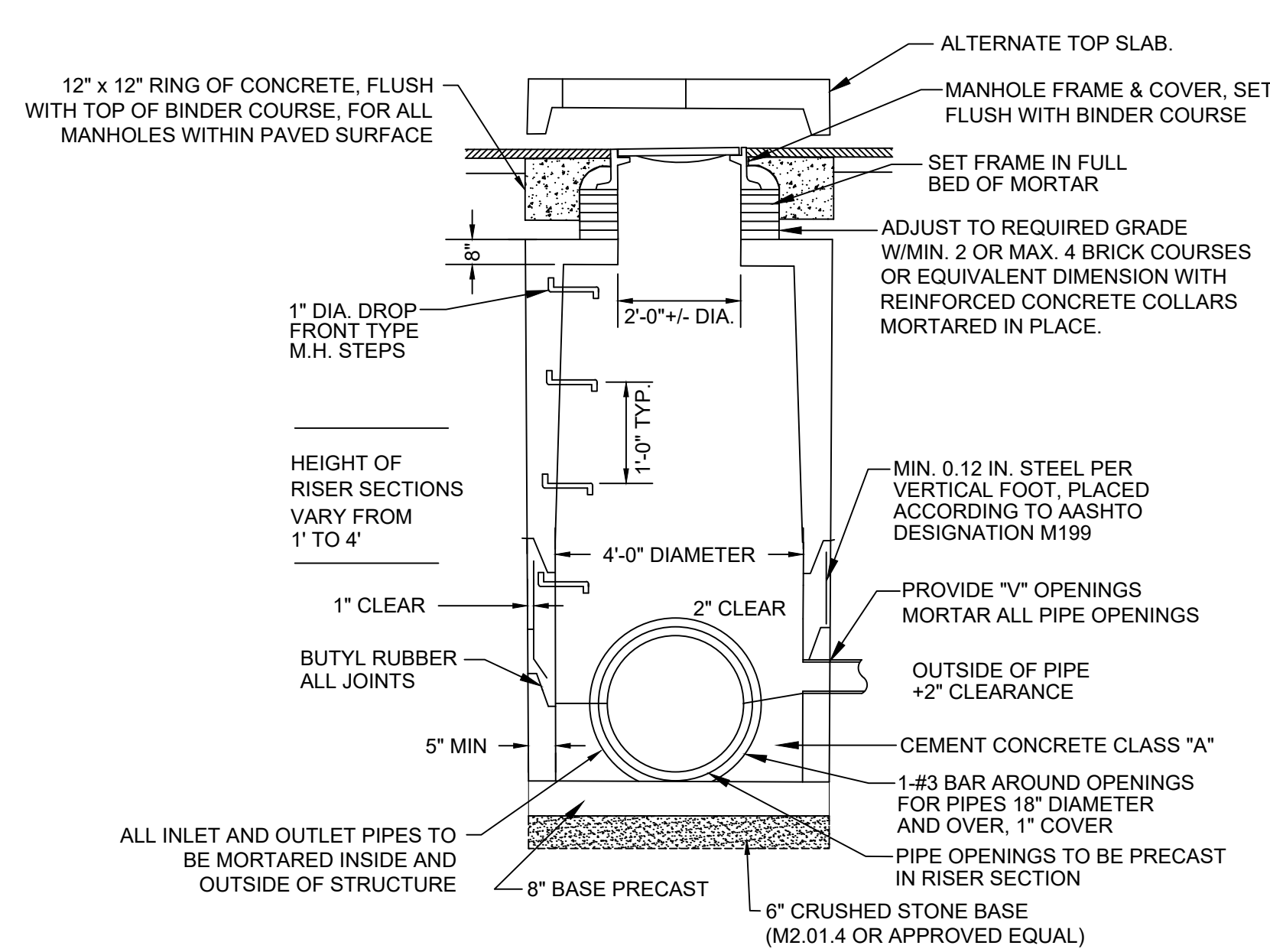
DETAIL OF SILT SACK SEDIMENT CONTROL DEVICE
(TO BE PLACED IN EX. CATCH BASINS DOWNGRADIENT OF PROJECT ON COUNTY ROAD AND CONSTRUCTED CATCH BASINS ONCE BINDER IS PLACED)
NOT TO SCALE



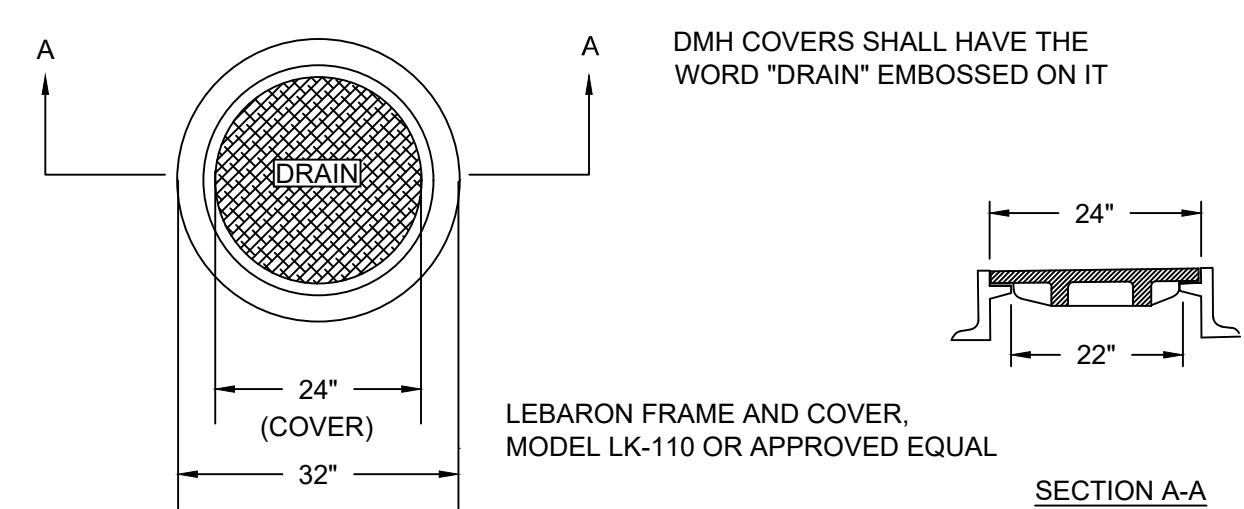
EROSION CONTROL BARRIER
NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



PRECAST DRAIN MANHOLE (H-20)
NOT TO SCALE



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

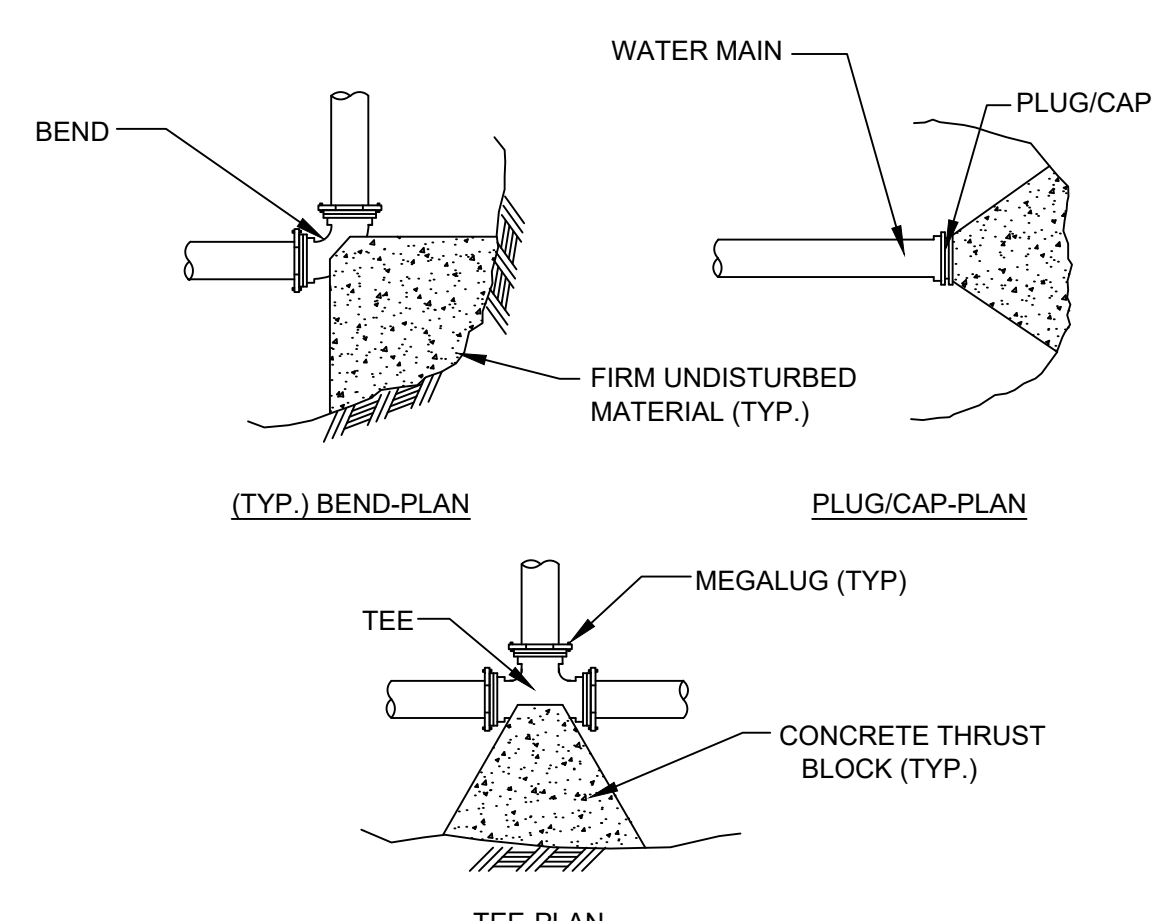
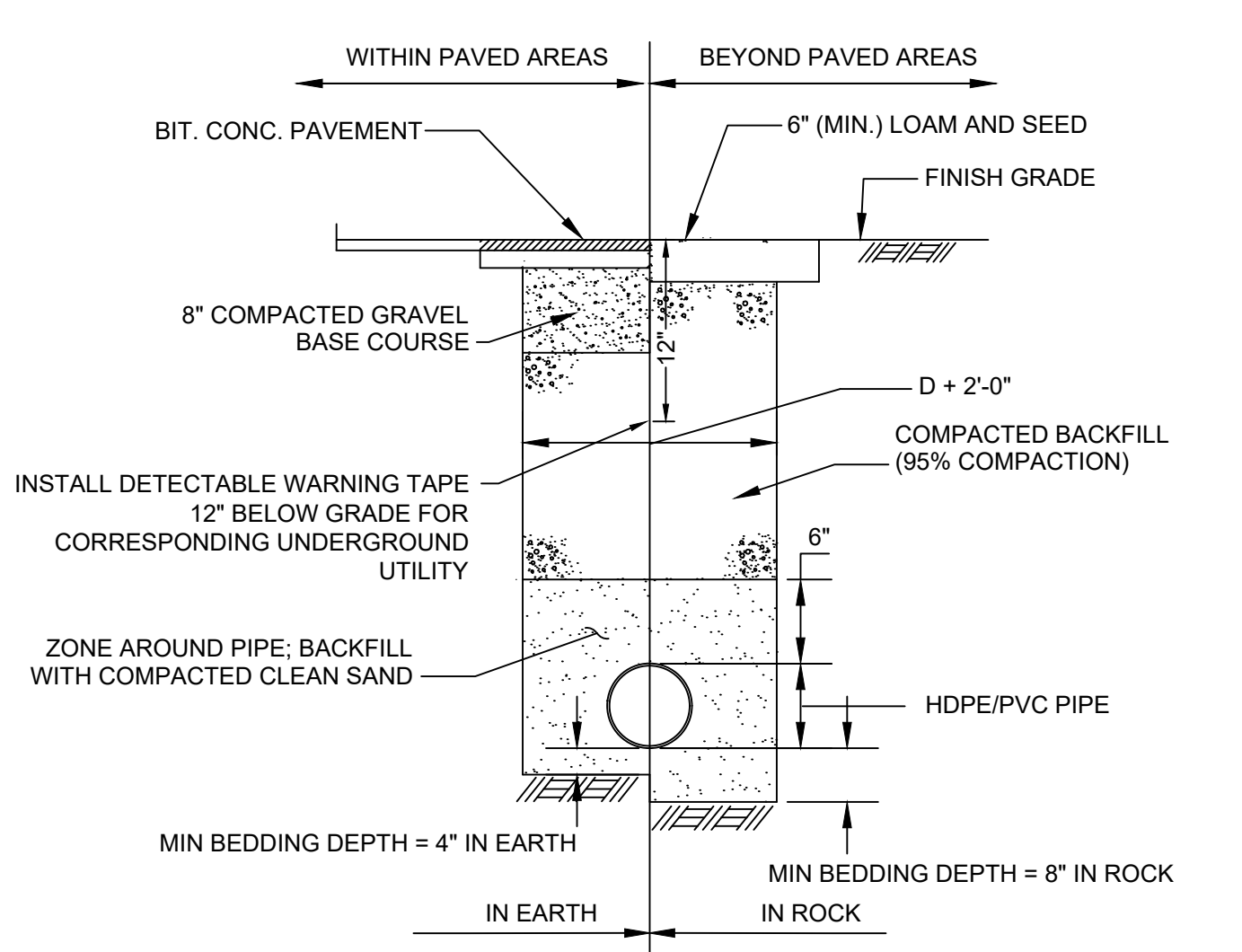


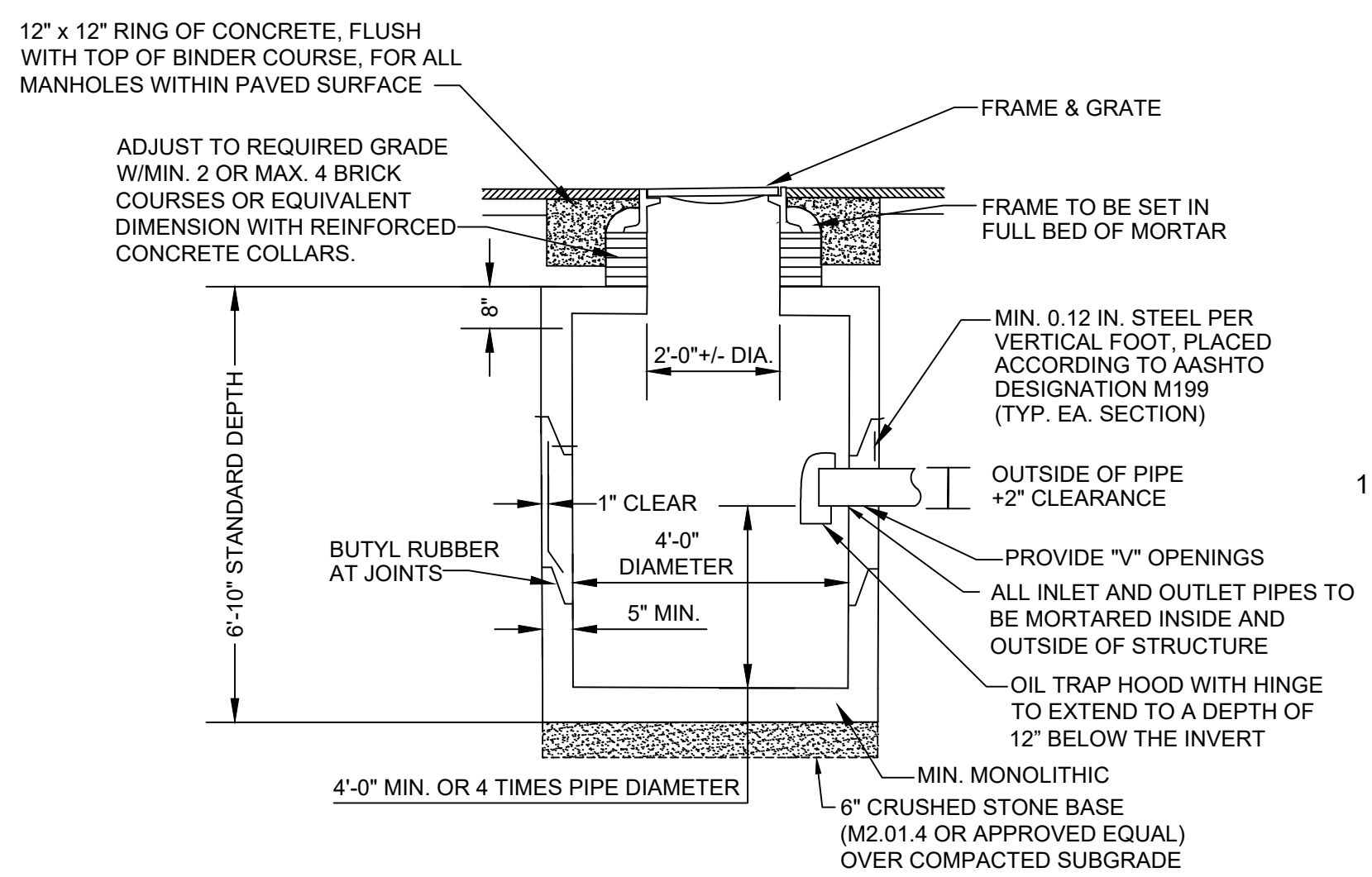
TABLE OF BEARING AREAS (S.F.)			
SIZE OF MAIN (IN.)	BEND (90)	BENDS (45&UNDER)	TEES, CAPS OR PLUGS
8 & UNDER	6	3	4
10 & 12	12	6	9

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

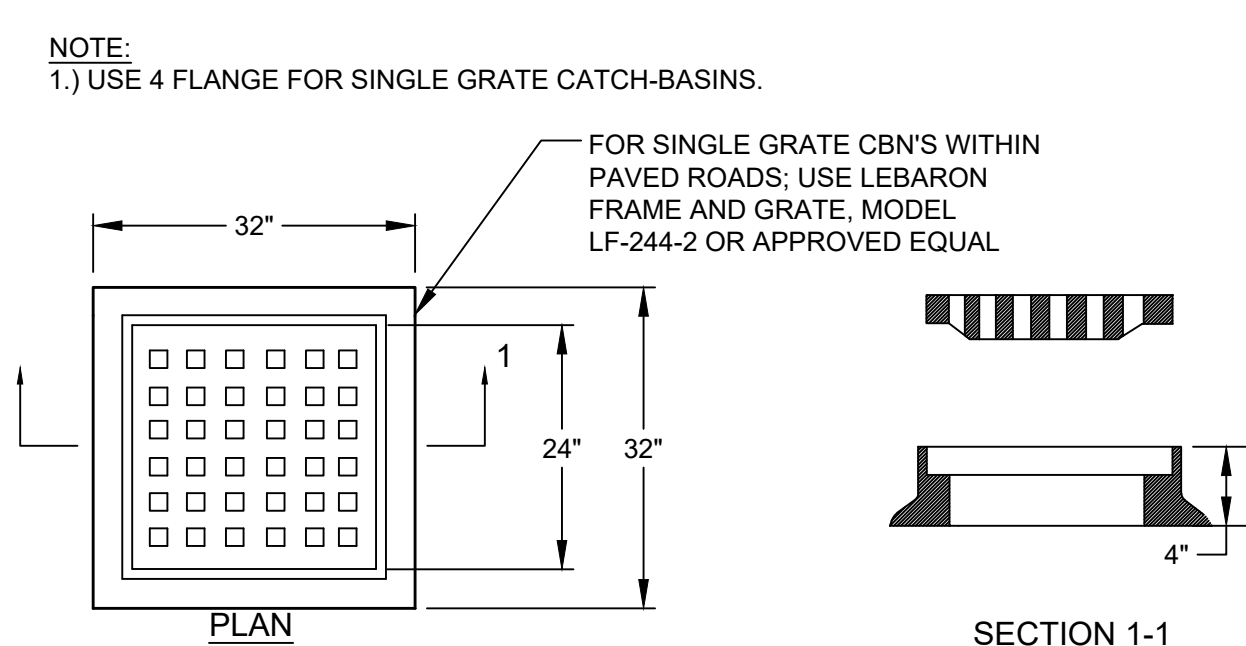
THRUST BLOCK DETAIL
NOT TO SCALE



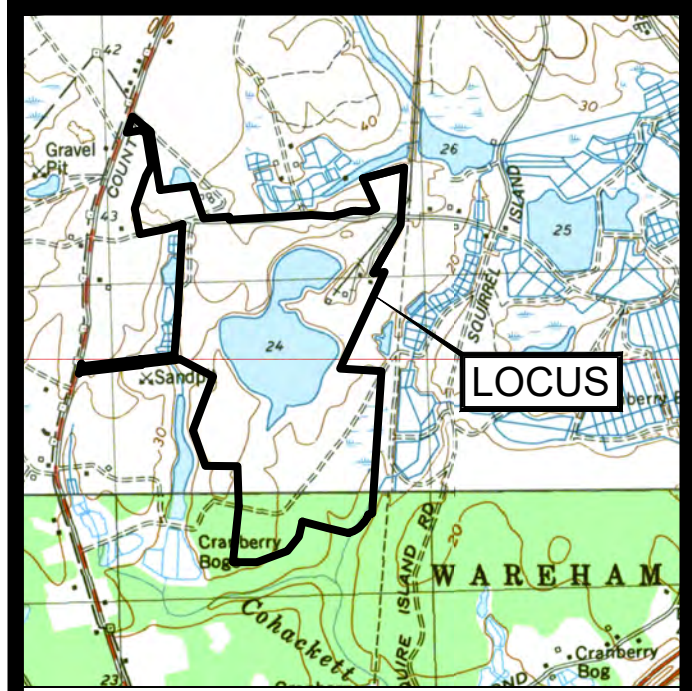
TRENCH DETAIL
NOT TO SCALE



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



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



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

DEFINITIVE SUBDIVISION PLAN
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DETAIL SHEET

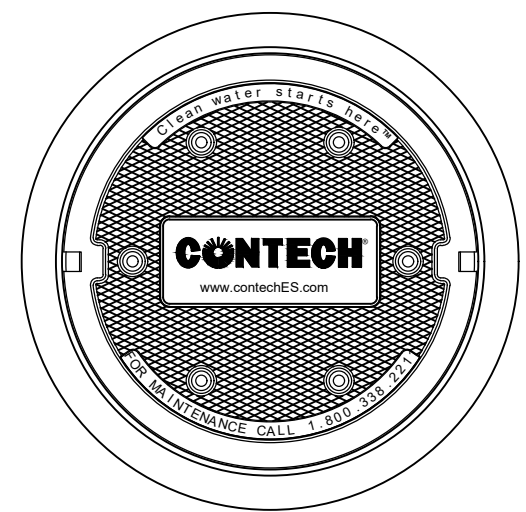
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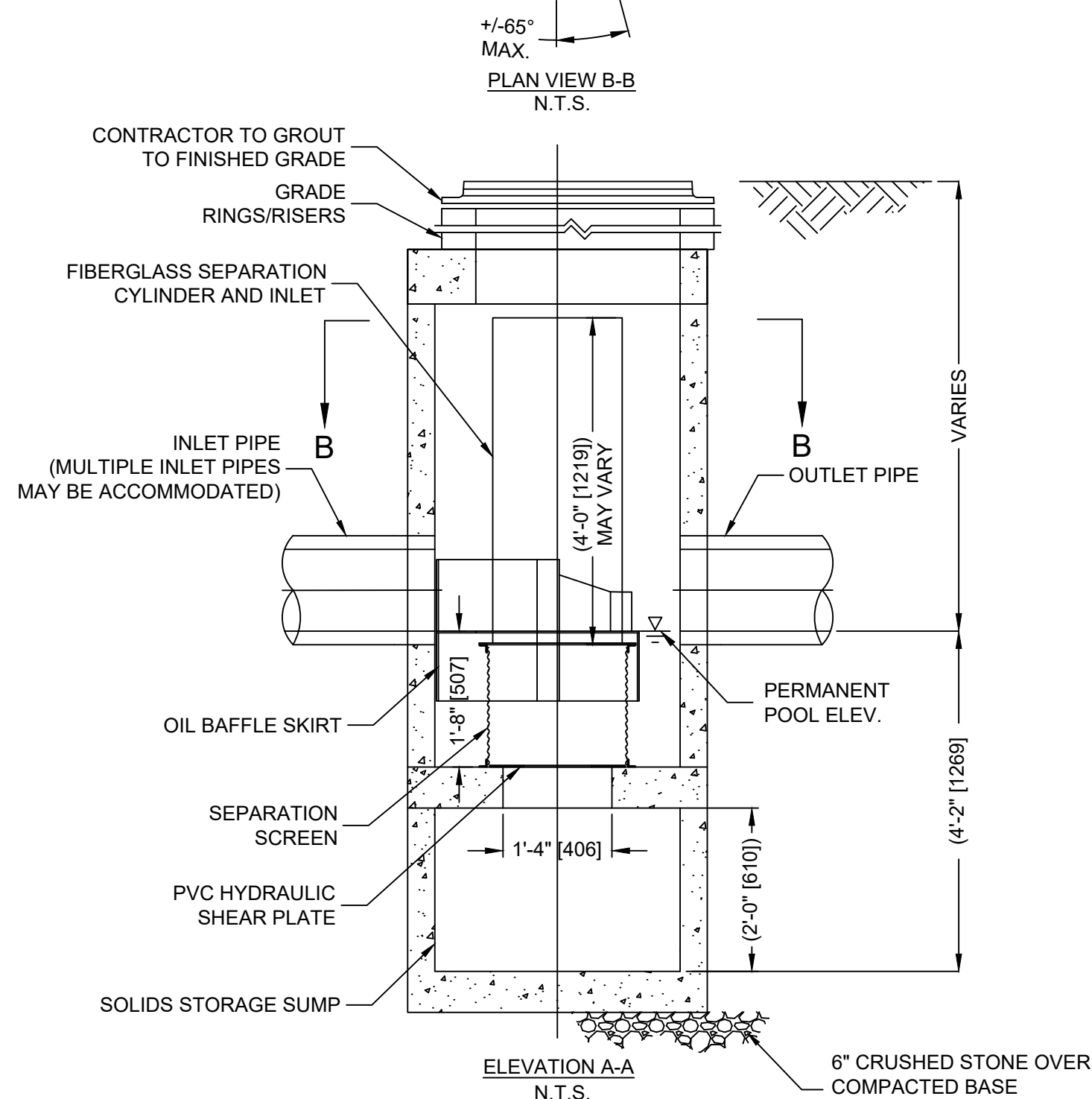
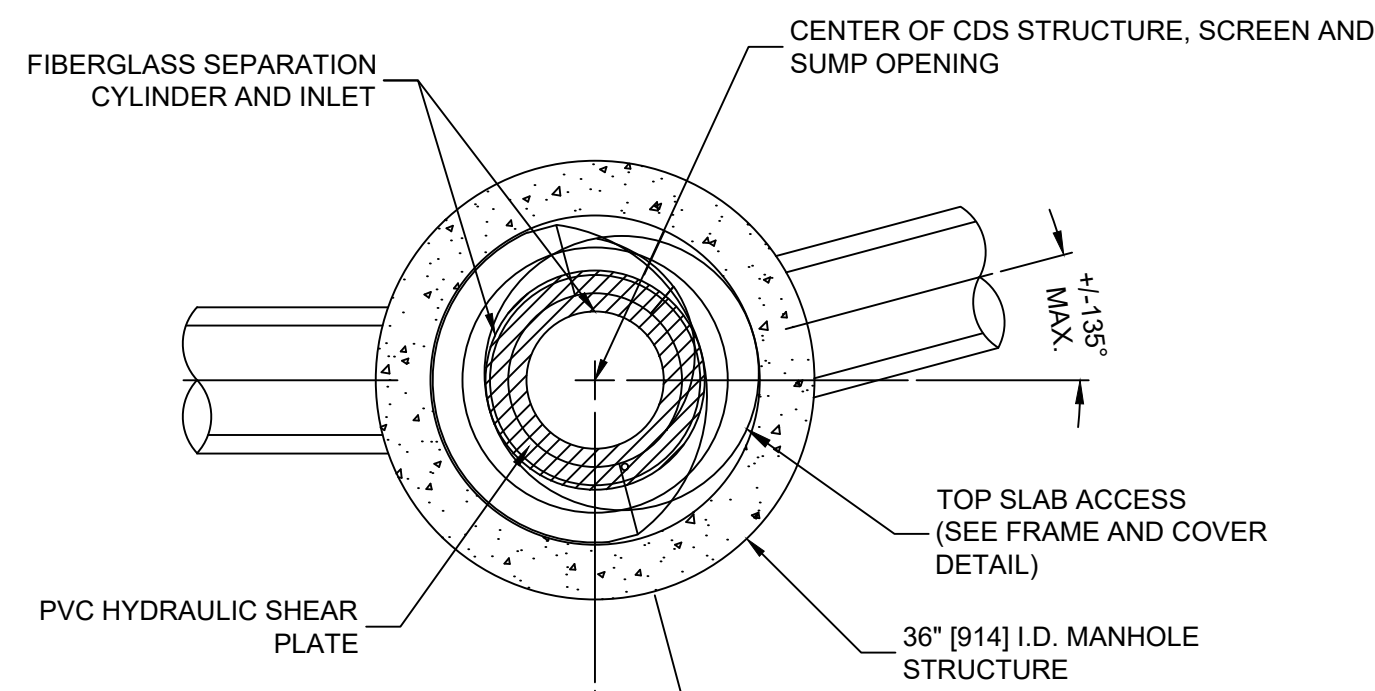
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JC ENGINEERING, INC.
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DATE: SEPTEMBER 7, 2023
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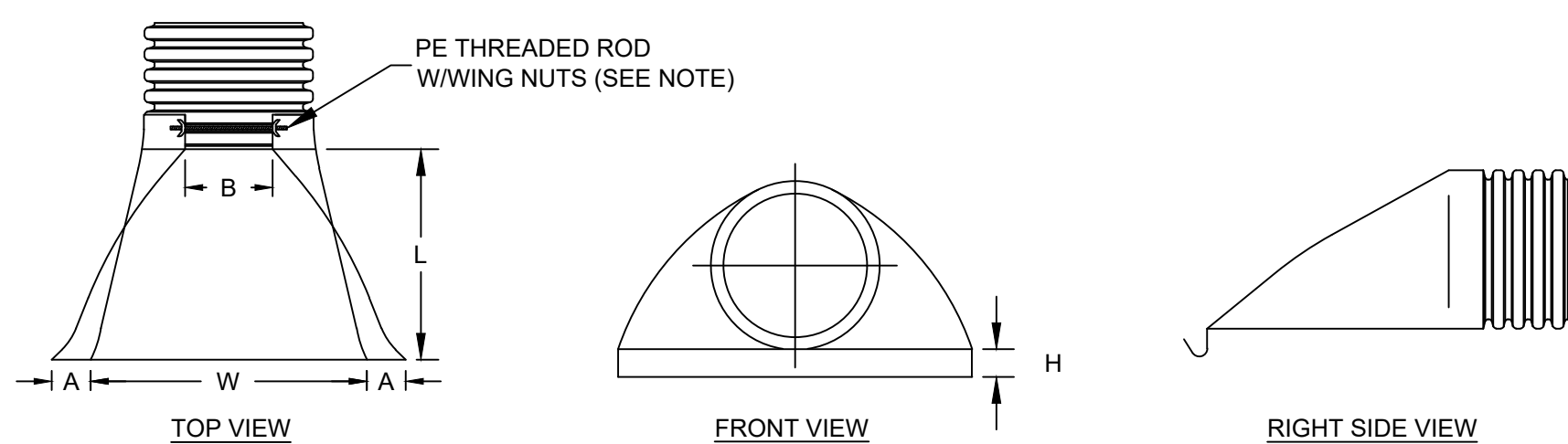
CDS FRAME & COVER

NOT TO SCALE



HYDRODYNAMIC SEPARATOR DETAIL

NOT FOR CONSTRUCTION
NOT TO SCALE

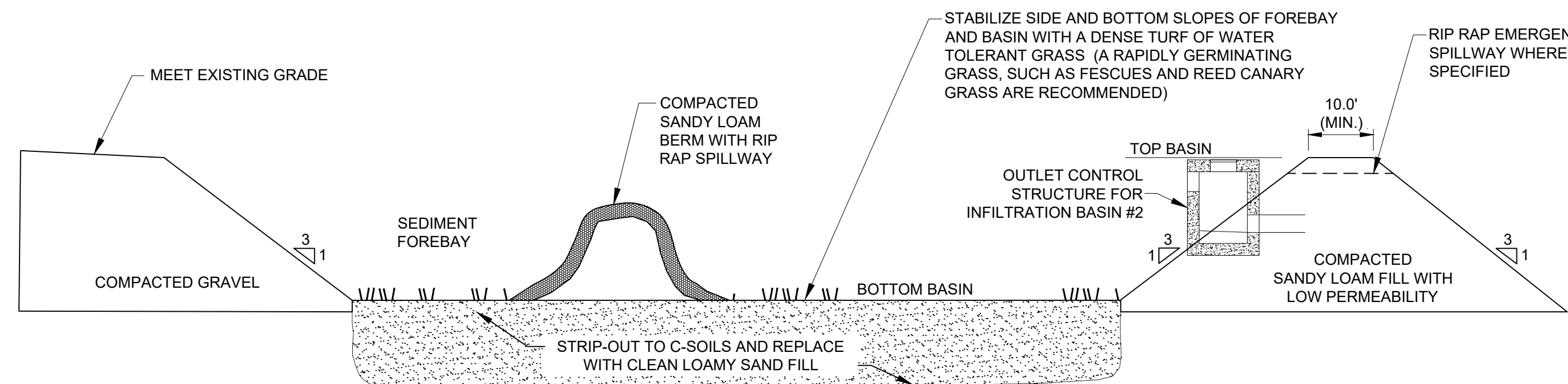


PART	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
	300 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1210-NP	15"	6.5"	10"	6.5"	25"	29"
	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	32"	35"
	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	18"	6.5"	36"	45"
	600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

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

ADS FLARED END SECTION

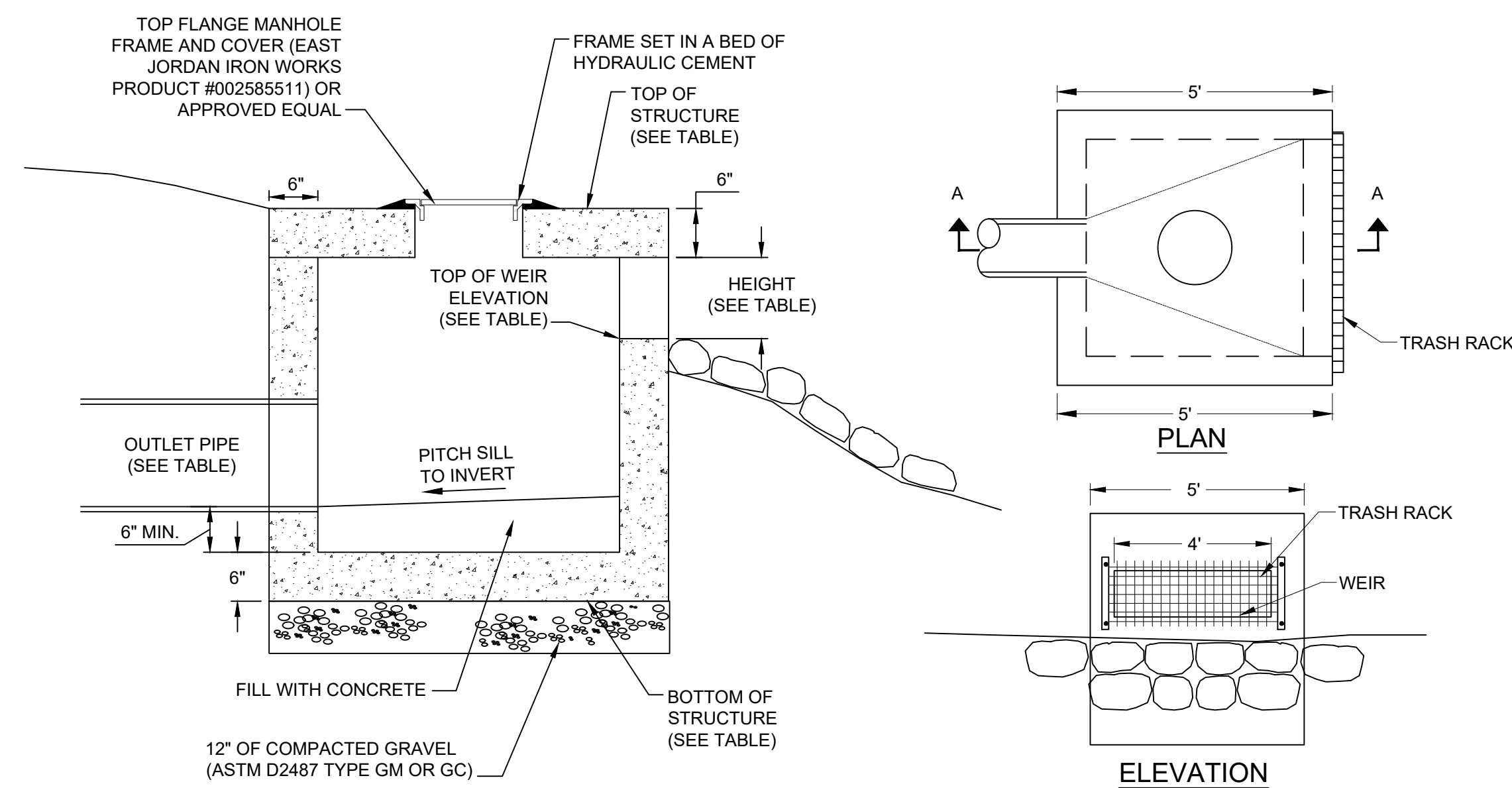
NOT TO SCALE



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

SEDIMENT FOREBAY / INFILTRATION BASIN

NOT TO SCALE

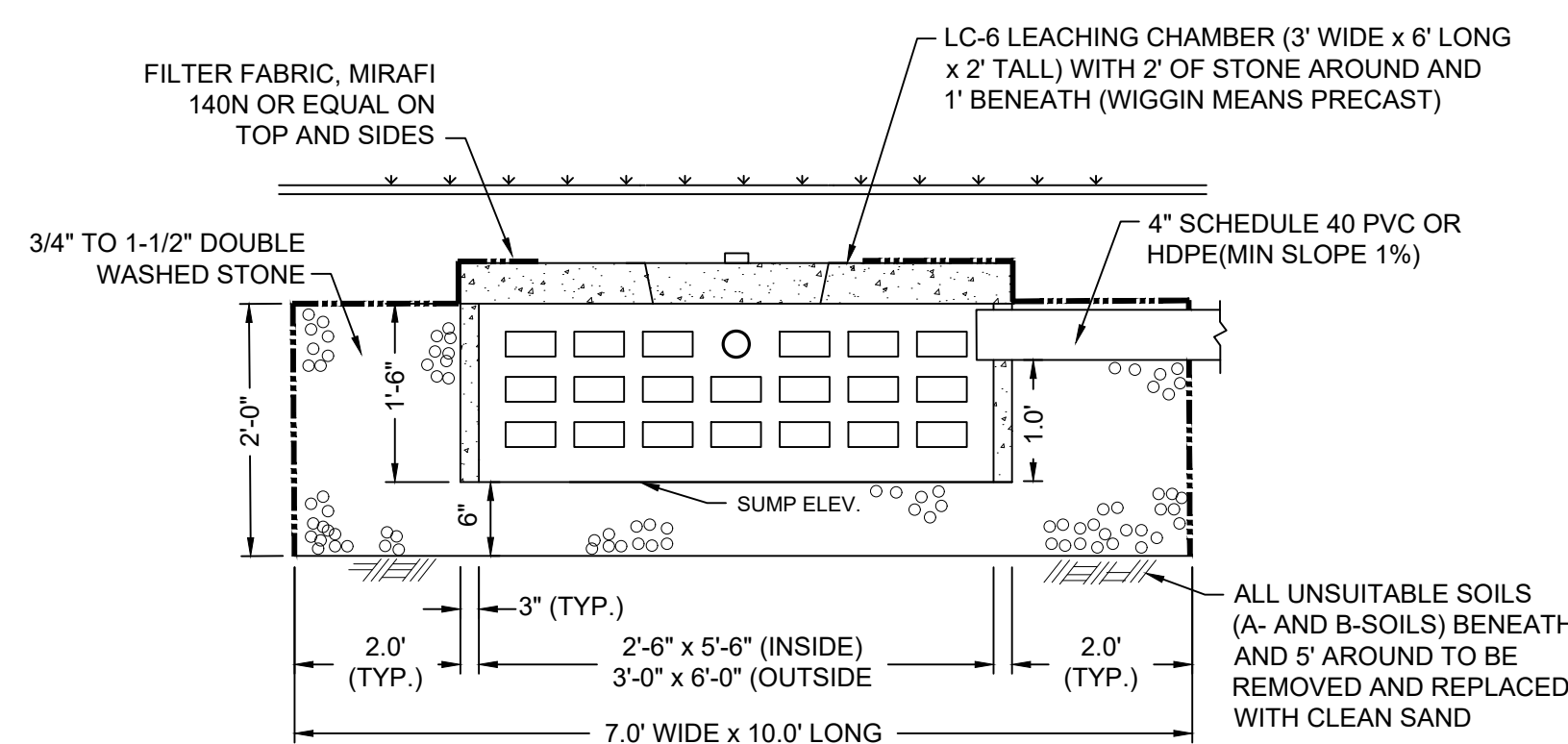


SECTION A-A

STRUCTURE	BOTTOM OF STRUCTURE	OUTLET PIPE	OUTLET INVERT	TOP OF WEIR ELEV.	HEIGHT	TOP OF STRUCTURE
OCS #2	32.0'	(2) 12" HDPE	33.0'	33.5'	1.0'	35.0'

OUTLET CONTROL STRUCTURE WITH WEIR

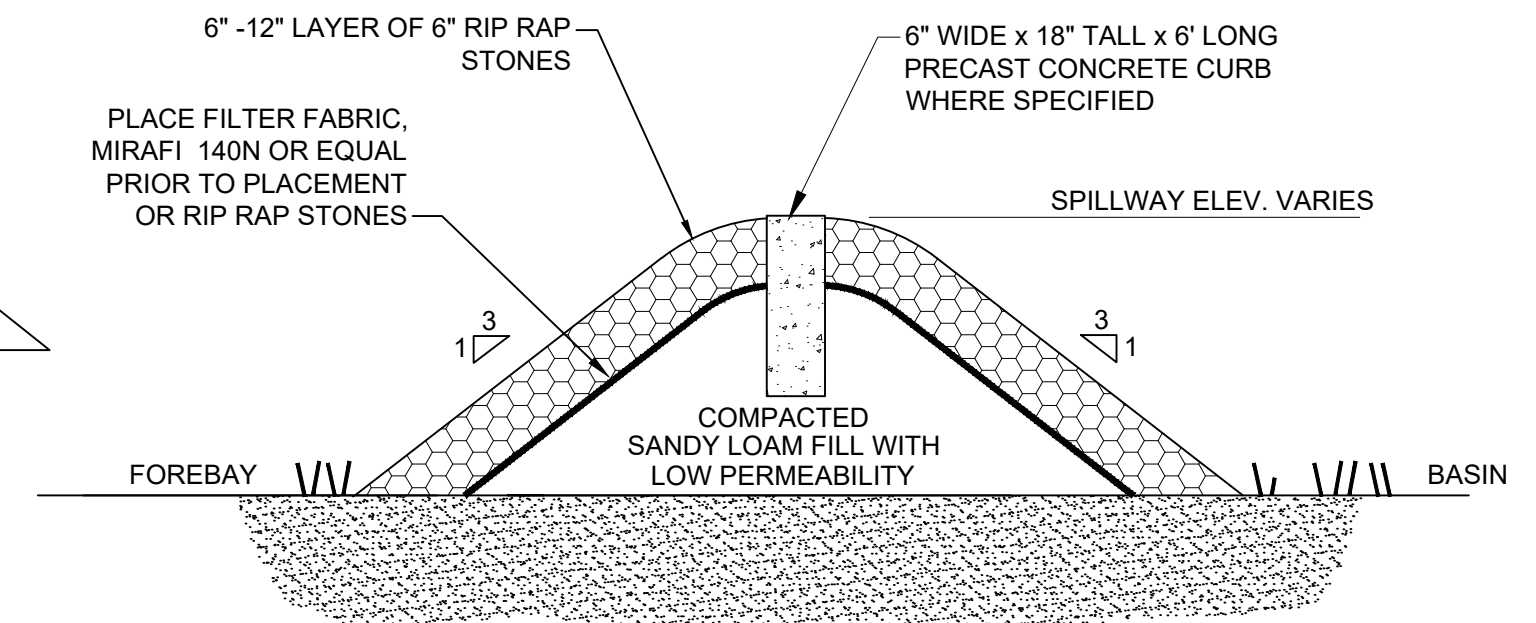
NOT TO SCALE



NOTE: ROOF DRYWELLS REQUIRED IN LOCATIONS SPECIFIED ON NOTE #7 ON SHEET 4 OF 25. DRYWELL DEPICTED HEREON CAPABLE OF INFILTRATING UP TO 500 SQUARE FEET OF ROOF AREA. FINAL DRYWELL DESIGN TO BE DETERMINED AT TIME OF INDIVIDUAL LOT PERMITTING.

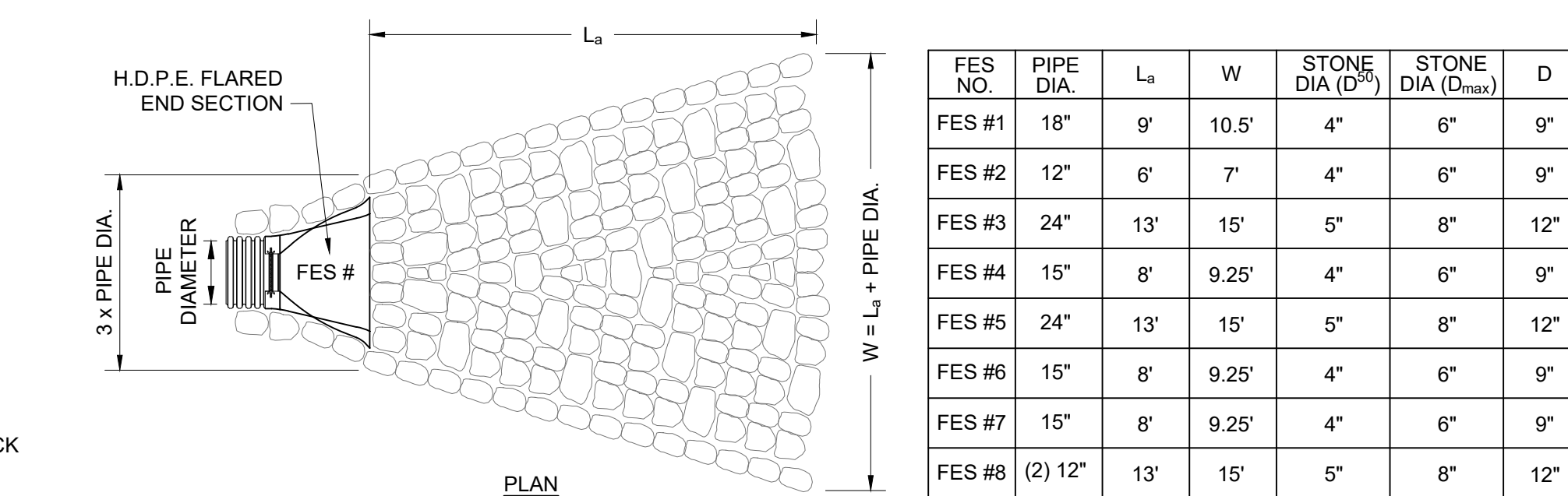
ROOF DRYWELL DETAIL

NOT TO SCALE

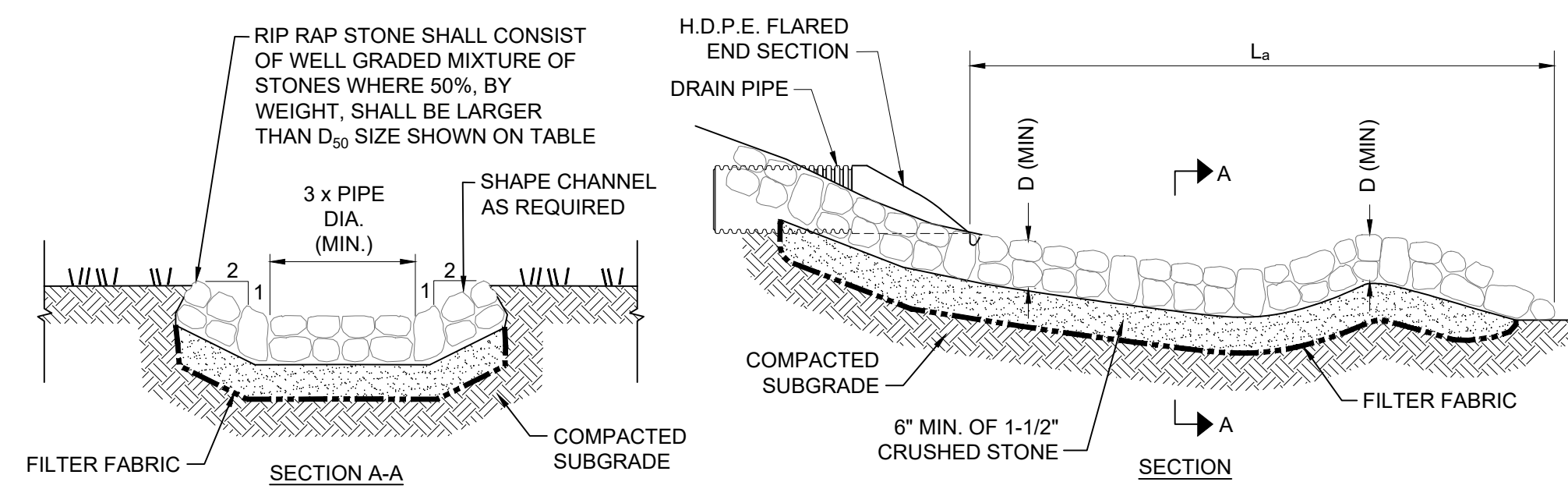


SPILLWAY DETAIL

NOT TO SCALE

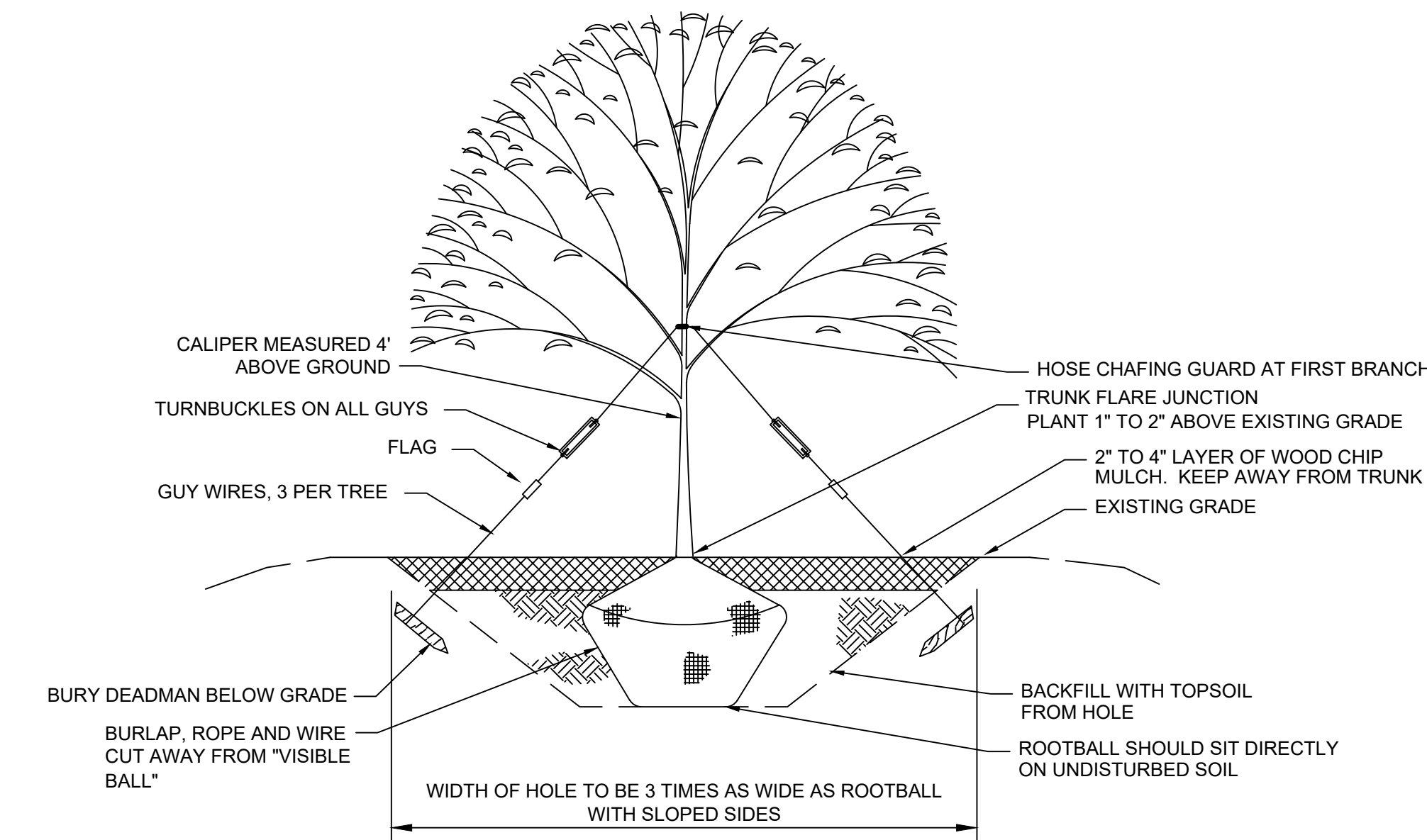


FES NO.	PIPE DIA.	L _a	W	STONE DIA (D ₅₀)	STONE DIA (D _{max})	D
FES #1	18"	9'	10.5'	4"	6"	9"
FES #2	12"	6'	7'	4"	6"	9"
FES #3	24"	13'	15'	5"	8"	12"
FES #4	15"	8'	9.25'	4"	6"	9"
FES #5	24"	13'	15'	5"	8"	12"
FES #6	15"	8'	9.25'	4"	6"	9"
FES #7	15"	8'	9.25'	4"	6"	9"
FES #8	(2) 12"	13'	15'	5"	8"	12"



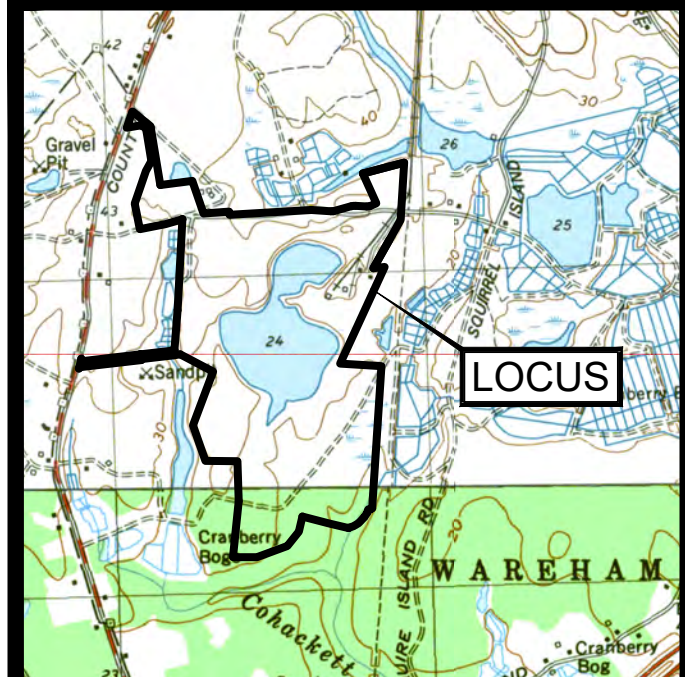
RIP-RAP OUTLET

NOT TO SCALE



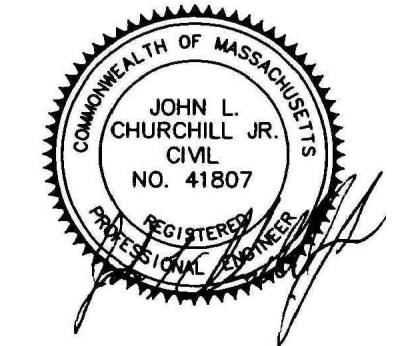
STREET TREE PLANTING

NOT TO SCALE



LOCUS MAP

SCALE 1" = 2000'



2/9/24

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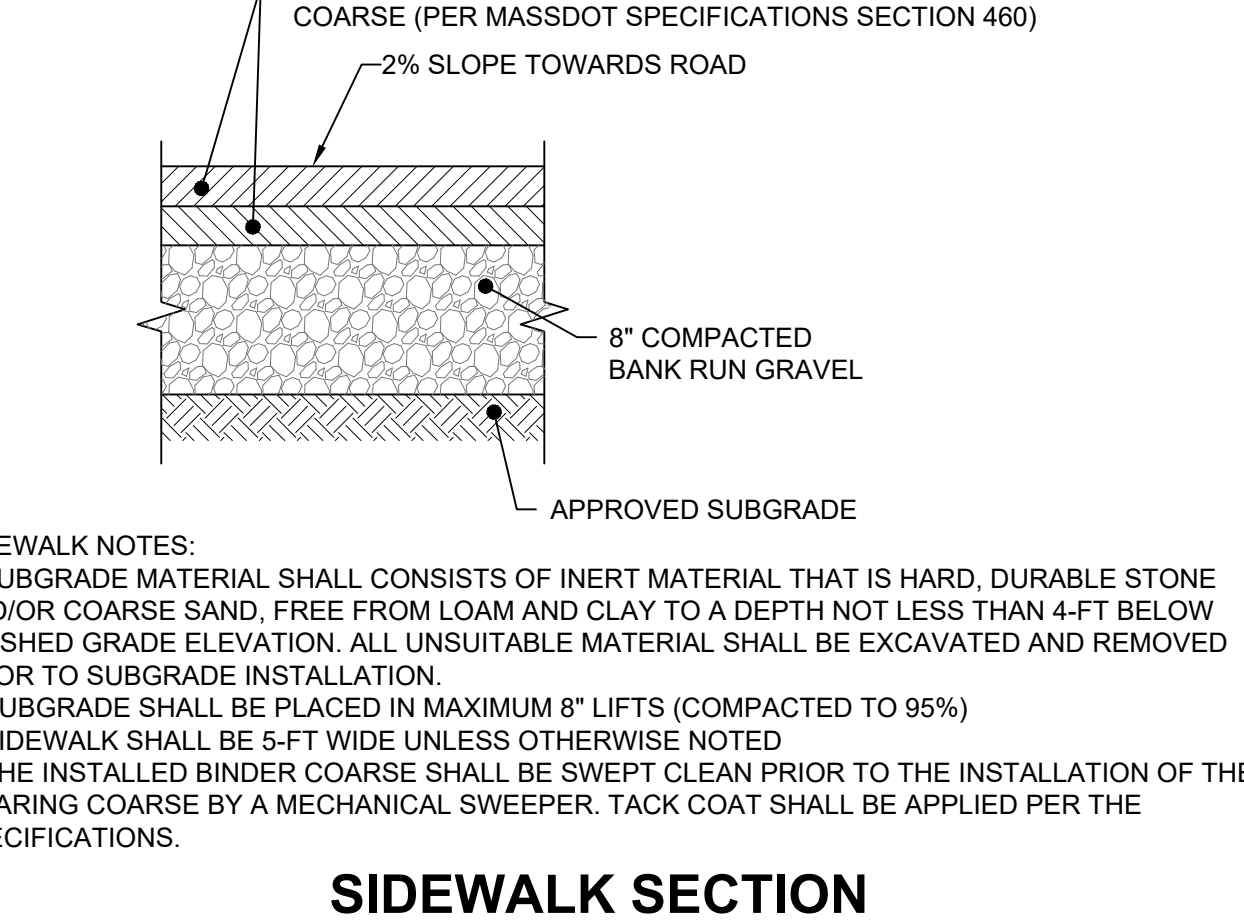
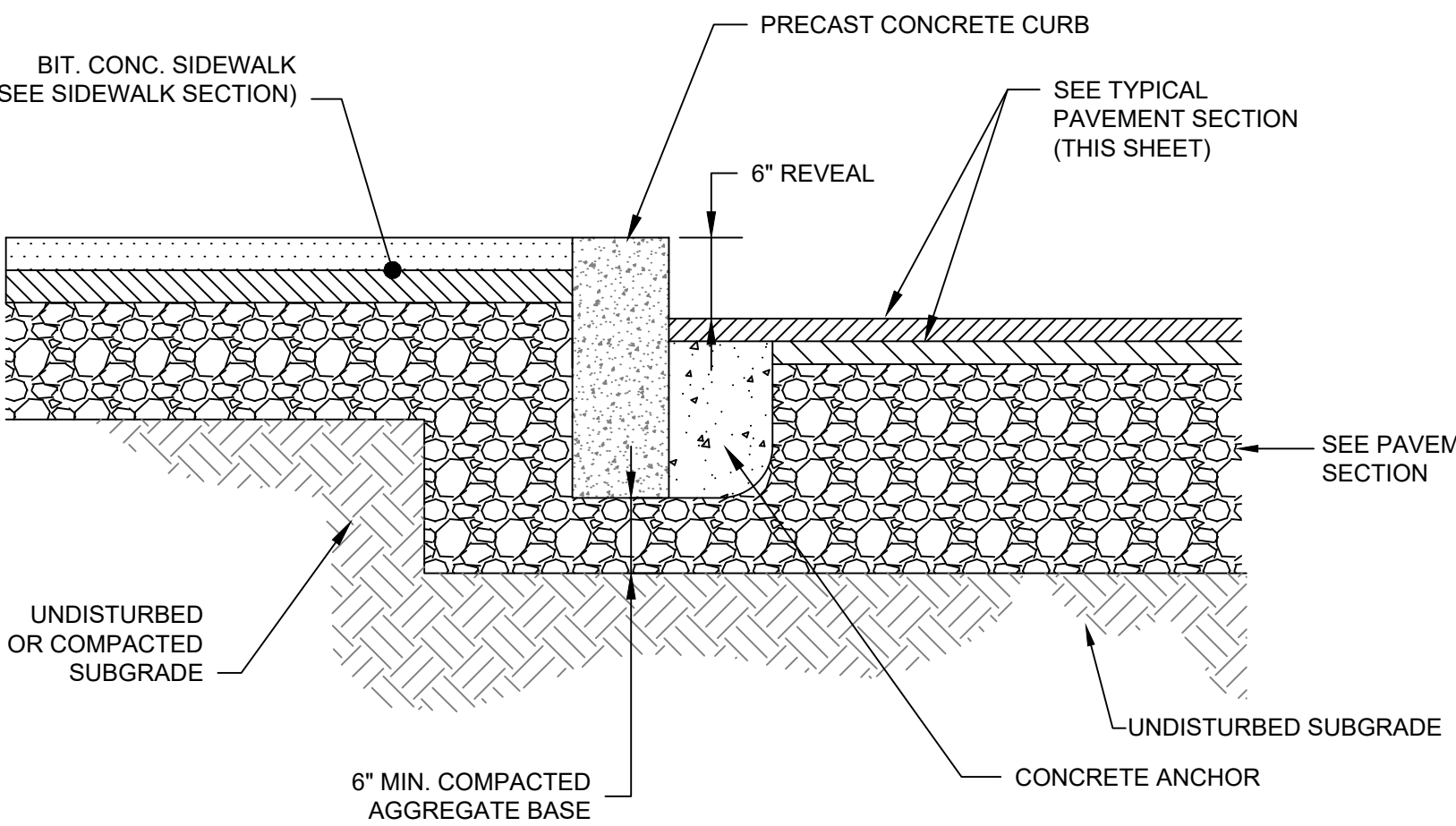
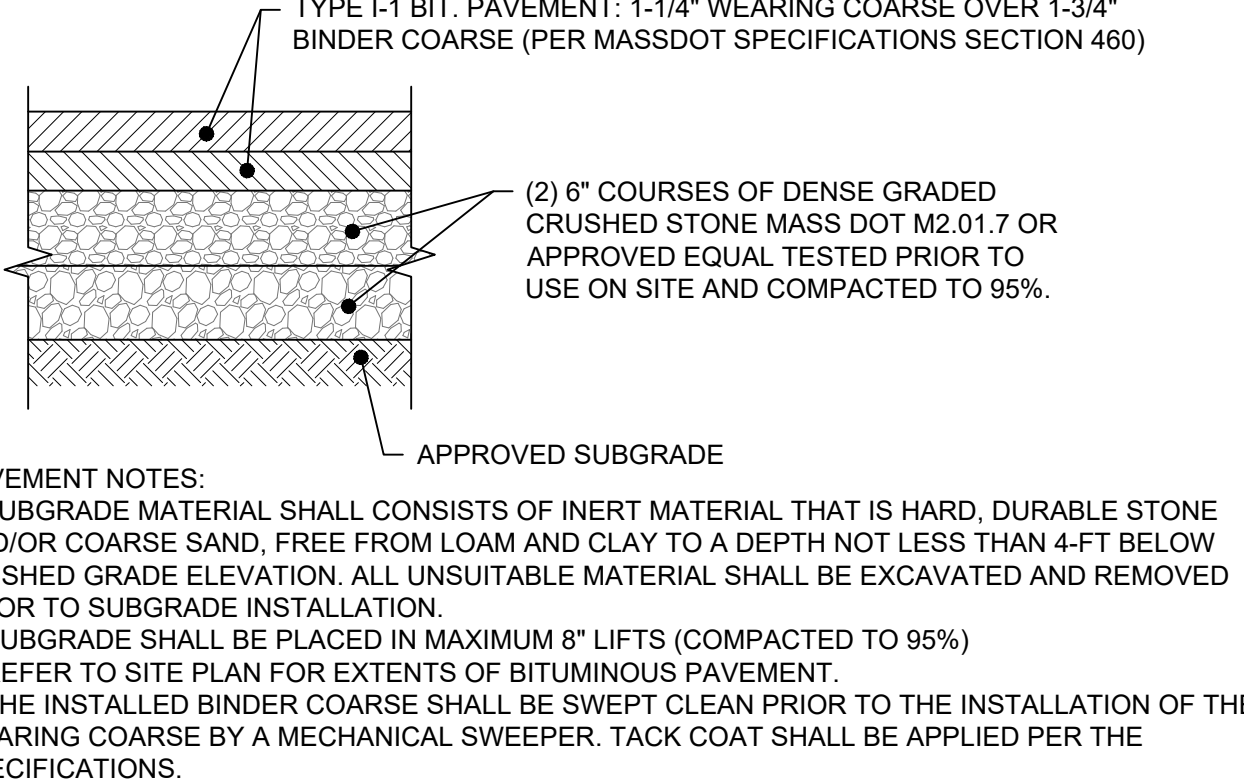
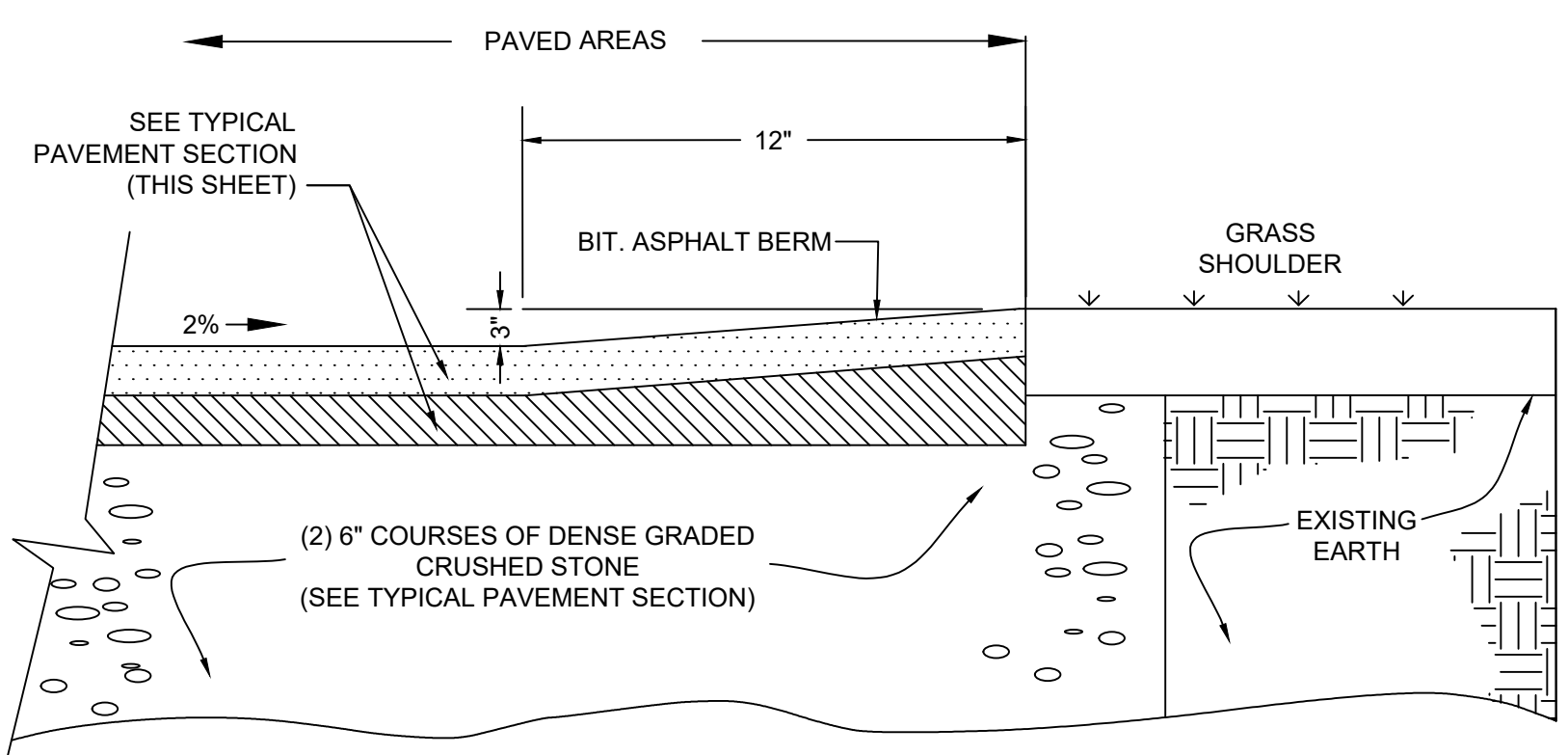
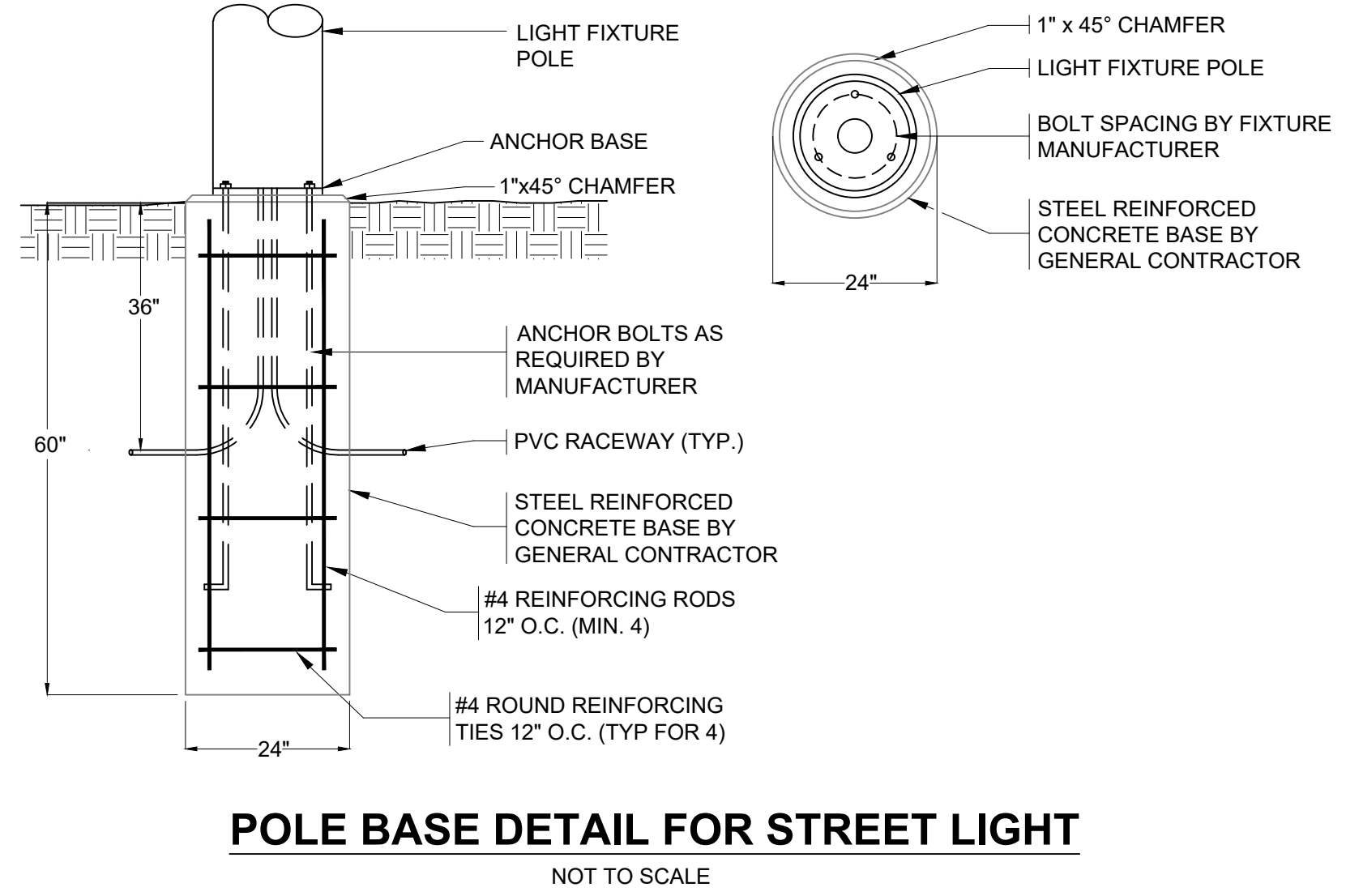
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JOB NO: 6924

<p>Test Pit # 1 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: May 19, 2023 Grade @ Test Pit: 44.9'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>44.90'</td></tr> <tr><td>8"</td><td>44.23'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>36"</td><td>41.90'</td></tr> <tr><td>72"</td><td>38.90'</td></tr> <tr><td>C</td><td>Fine-Med Sand 2.5Y 6/3</td></tr> <tr><td>104"</td><td>36.23'</td></tr> <tr><td>108"</td><td>35.90'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	44.90'	8"	44.23'	B	Loamy Sand 10YR 5/6	36"	41.90'	72"	38.90'	C	Fine-Med Sand 2.5Y 6/3	104"	36.23'	108"	35.90'	<p>Test Pit # 2 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: May 19, 2023 Grade @ Test Pit: 42.2'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>42.20'</td></tr> <tr><td>6"</td><td>41.70'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>28"</td><td>39.87'</td></tr> <tr><td>C</td><td>Fine-Med Sand 2.5Y 6/4</td></tr> <tr><td>108"</td><td>33.20'</td></tr> <tr><td>120"</td><td>32.20'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	42.20'	6"	41.70'	B	Loamy Sand 10YR 5/6	28"	39.87'	C	Fine-Med Sand 2.5Y 6/4	108"	33.20'	120"	32.20'	<p>Test Pit # 3 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: May 19, 2023 Grade @ Test Pit: 37.4'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>37.40'</td></tr> <tr><td>4"</td><td>37.06'</td></tr> <tr><td>C1</td><td>Med Sand 2.5Y 6/3</td></tr> <tr><td>28"</td><td>35.06'</td></tr> <tr><td>36"</td><td>34.40'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 5/2</td></tr> <tr><td>52"</td><td>33.07'</td></tr> <tr><td>60"</td><td>32.40'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	37.40'	4"	37.06'	C1	Med Sand 2.5Y 6/3	28"	35.06'	36"	34.40'	C2	Fine Sand 2.5Y 5/2	52"	33.07'	60"	32.40'	<p>Test Pit # 4 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: May 19, 2023 Grade @ Test Pit: 42.0'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>42.00'</td></tr> <tr><td>10"</td><td>41.67'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>40"</td><td>38.67'</td></tr> <tr><td>C1</td><td>Med Sand 2.5Y 6/3</td></tr> <tr><td>90"</td><td>34.50'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 5/2</td></tr> <tr><td>112"</td><td>32.67'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	42.00'	10"	41.67'	B	Loamy Sand 10YR 5/6	40"	38.67'	C1	Med Sand 2.5Y 6/3	90"	34.50'	C2	Fine Sand 2.5Y 5/2	112"	32.67'	<p>Test Pit # 5 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: May 19, 2023 Grade @ Test Pit: 36.7'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>36.70'</td></tr> <tr><td>8"</td><td>36.03'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>36"</td><td>33.70'</td></tr> <tr><td>C1</td><td>Med Sand 2.5Y 6/3</td></tr> <tr><td>72"</td><td>30.70'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 6/4</td></tr> <tr><td>120"</td><td>26.70'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	36.70'	8"	36.03'	B	Loamy Sand 10YR 5/6	36"	33.70'	C1	Med Sand 2.5Y 6/3	72"	30.70'	C2	Fine Sand 2.5Y 6/4	120"	26.70'	<p>Test Pit # 6 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: May 19, 2023 Grade @ Test Pit: 32.9'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>32.90'</td></tr> <tr><td>16"</td><td>31.57'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>36"</td><td>29.90'</td></tr> <tr><td>C1</td><td>Fine Sand 2.5Y 6/3</td></tr> <tr><td>72"</td><td>26.90'</td></tr> <tr><td>C2</td><td>Very Fine Sand 2.5Y 6/4</td></tr> <tr><td>108"</td><td>23.90'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	32.90'	16"	31.57'	B	Loamy Sand 10YR 5/6	36"	29.90'	C1	Fine Sand 2.5Y 6/3	72"	26.90'	C2	Very Fine Sand 2.5Y 6/4	108"	23.90'	<p>Test Pit # 7 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: May 19, 2023 Grade @ Test Pit: 40.6'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>40.60'</td></tr> <tr><td>A/E</td><td>Loamy Sand 10YR 3/2</td></tr> <tr><td>8"</td><td>39.27'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>44"</td><td>36.93'</td></tr> <tr><td>C1</td><td>Med Sand 2.5Y 6/4</td></tr> <tr><td>72"</td><td>34.60'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 6/3</td></tr> <tr><td>100"</td><td>32.27'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	40.60'	A/E	Loamy Sand 10YR 3/2	8"	39.27'	B	Loamy Sand 10YR 5/6	44"	36.93'	C1	Med Sand 2.5Y 6/4	72"	34.60'	C2	Fine Sand 2.5Y 6/3	100"	32.27'	<p>Test Pit # 8 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: May 19, 2023 Grade @ Test Pit: 32.0'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>32.00'</td></tr> <tr><td>4"</td><td>31.67'</td></tr> <tr><td>B</td><td>Sandy Fill</td></tr> <tr><td>10"</td><td>31.17'</td></tr> <tr><td>C1</td><td>Fine Sand 2.5Y 6/4</td></tr> <tr><td>54"</td><td>27.50'</td></tr> <tr><td>60"</td><td>27.00'</td></tr> <tr><td>C2</td><td>Very Fine Sand 2.5Y 6/4</td></tr> <tr><td>70"</td><td>26.17'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	32.00'	4"	31.67'	B	Sandy Fill	10"	31.17'	C1	Fine Sand 2.5Y 6/4	54"	27.50'	60"	27.00'	C2	Very Fine Sand 2.5Y 6/4	70"	26.17'	<p>Test Pit # 9 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: December 5, 2023 Grade @ Test Pit: 35.7'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>35.7'</td></tr> <tr><td>A</td><td>Loamy Sand 10YR 3/2</td></tr> <tr><td>8"</td><td>35.0'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>32"</td><td>33.0'</td></tr> <tr><td>C1</td><td>Fine Sand 2.5Y 6/4</td></tr> <tr><td>92"</td><td>28.0'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 6/4 (pockets of VFS)</td></tr> <tr><td>112"</td><td>26.4'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	35.7'	A	Loamy Sand 10YR 3/2	8"	35.0'	B	Loamy Sand 10YR 5/6	32"	33.0'	C1	Fine Sand 2.5Y 6/4	92"	28.0'	C2	Fine Sand 2.5Y 6/4 (pockets of VFS)	112"	26.4'	<p>Test Pit # 10 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: December 5, 2023 Grade @ Test Pit: 37.9'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>37.9'</td></tr> <tr><td>A</td><td>Loamy Sand 10YR 3/2</td></tr> <tr><td>12"</td><td>36.9'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>44"</td><td>34.2'</td></tr> <tr><td>C1</td><td>F-M Sand 2.5Y 5/4</td></tr> <tr><td>66"</td><td>32.4'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 6/4</td></tr> <tr><td>88"</td><td>30.6'</td></tr> <tr><td>C3</td><td>Fine Sand 2.5Y 6/3</td></tr> <tr><td>96"</td><td>29.9'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	37.9'	A	Loamy Sand 10YR 3/2	12"	36.9'	B	Loamy Sand 10YR 5/6	44"	34.2'	C1	F-M Sand 2.5Y 5/4	66"	32.4'	C2	Fine Sand 2.5Y 6/4	88"	30.6'	C3	Fine Sand 2.5Y 6/3	96"	29.9'	<p>Test Pit # 11 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: December 5, 2023 Grade @ Test Pit: 38.0'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>38.0'</td></tr> <tr><td>12"</td><td>37.0'</td></tr> <tr><td>C1</td><td>F-M Sand 2.5Y 6/4</td></tr> <tr><td>36"</td><td>35.0'</td></tr> <tr><td>44"</td><td>34.3'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 6/3</td></tr> <tr><td>80"</td><td>31.3'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	38.0'	12"	37.0'	C1	F-M Sand 2.5Y 6/4	36"	35.0'	44"	34.3'	C2	Fine Sand 2.5Y 6/3	80"	31.3'
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<p>Test Pit # 12 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: December 5, 2023 Grade @ Test Pit: 30.6'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>30.6'</td></tr> <tr><td>12"</td><td>29.6'</td></tr> <tr><td>28"</td><td>28.2'</td></tr> <tr><td>C1</td><td>Fine Sand 2.5Y 6/4</td></tr> <tr><td>50"</td><td>26.4'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	30.6'	12"	29.6'	28"	28.2'	C1	Fine Sand 2.5Y 6/4	50"	26.4'	<p>Test Pit # 13 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: December 5, 2023 Grade @ Test Pit: 31.2'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>31.2'</td></tr> <tr><td>10"</td><td>30.4'</td></tr> <tr><td>36"</td><td>28.2'</td></tr> <tr><td>C1</td><td>Fine Sand 2.5Y 6/4</td></tr> <tr><td>54"</td><td>26.7'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	31.2'	10"	30.4'	36"	28.2'	C1	Fine Sand 2.5Y 6/4	54"	26.7'	<p>Test Pit # 14 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: December 5, 2023 Grade @ Test Pit: 39.2'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>39.2'</td></tr> <tr><td>10"</td><td>38.4'</td></tr> <tr><td>32"</td><td>36.6'</td></tr> <tr><td>C1</td><td>Fine Sand 2.5Y 6/4</td></tr> <tr><td>55"</td><td>34.6'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 6/3</td></tr> <tr><td>96"</td><td>31.2'</td></tr> <tr><td>C3</td><td>Very Fine Sand 2.5Y 6/1</td></tr> <tr><td>114"</td><td>28.7'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	39.2'	10"	38.4'	32"	36.6'	C1	Fine Sand 2.5Y 6/4	55"	34.6'	C2	Fine Sand 2.5Y 6/3	96"	31.2'	C3	Very Fine Sand 2.5Y 6/1	114"	28.7'	<p>Test Pit # 15 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: January 24, 2024 Grade @ Test Pit: 41.2'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>41.2'</td></tr> <tr><td>4"</td><td>40.9'</td></tr> <tr><td>20"</td><td>39.5'</td></tr> <tr><td>56"</td><td>36.5'</td></tr> <tr><td>60"</td><td>36.2'</td></tr> <tr><td>70"</td><td>35.4'</td></tr> <tr><td>C2</td><td>M-C Sand 2.5Y 6/1</td></tr> <tr><td>80"</td><td>34.5'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	41.2'	4"	40.9'	20"	39.5'	56"	36.5'	60"	36.2'	70"	35.4'	C2	M-C Sand 2.5Y 6/1	80"	34.5'	<p>Test Pit # 16 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: January 24, 2024 Grade @ Test Pit: 42.7'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>42.7'</td></tr> <tr><td>A</td><td>Loamy Sand 10YR 3/2</td></tr> <tr><td>6"</td><td>42.2'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>22"</td><td>40.9'</td></tr> <tr><td>42"</td><td>39.2'</td></tr> <tr><td>C2</td><td>Med. Sand 2.5Y 6/3</td></tr> <tr><td>92"</td><td>35.0'</td></tr> <tr><td>102"</td><td>34.2'</td></tr> <tr><td>112"</td><td>33.4'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	42.7'	A	Loamy Sand 10YR 3/2	6"	42.2'	B	Loamy Sand 10YR 5/6	22"	40.9'	42"	39.2'	C2	Med. Sand 2.5Y 6/3	92"	35.0'	102"	34.2'	112"	33.4'	<p>Test Pit # 17 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: January 24, 2024 Grade @ Test Pit: 42.0'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>42.0'</td></tr> <tr><td>A</td><td>Loamy Sand 10YR 3/2</td></tr> <tr><td>8"</td><td>41.3'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>24"</td><td>40.0'</td></tr> <tr><td>C1</td><td>Med. Sand 2.5Y 6/4</td></tr> <tr><td>90"</td><td>34.5'</td></tr> <tr><td>108"</td><td>33.0'</td></tr> <tr><td>C2</td><td>Very Fine Sand 2.5Y 6/1</td></tr> <tr><td>114"</td><td>32.5'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	42.0'	A	Loamy Sand 10YR 3/2	8"	41.3'	B	Loamy Sand 10YR 5/6	24"	40.0'	C1	Med. Sand 2.5Y 6/4	90"	34.5'	108"	33.0'	C2	Very Fine Sand 2.5Y 6/1	114"	32.5'	<p>Test Pit # 18 Soil Evaluator: Bradley M. Bertolo, E.I.T., CSE. Date: January 24, 2024 Grade @ Test Pit: 42.2'</p> <table border="1"> <thead> <tr><th>DEPTH</th><th>ELEV.</th></tr> </thead> <tbody> <tr><td>0"</td><td>42.2'</td></tr> <tr><td>A</td><td>Loamy Sand 10YR 3/2</td></tr> <tr><td>10"</td><td>41.4'</td></tr> <tr><td>B</td><td>Loamy Sand 10YR 5/6</td></tr> <tr><td>32"</td><td>39.5'</td></tr> <tr><td>C1</td><td>Med. Sand 2.5Y 6/4</td></tr> <tr><td>88"</td><td>34.9'</td></tr> <tr><td>90"</td><td>34.7'</td></tr> <tr><td>C2</td><td>Fine Sand 2.5Y 6/3</td></tr> <tr><td>102"</td><td>33.7'</td></tr> </tbody> </table>	DEPTH	ELEV.	0"	42.2'	A	Loamy Sand 10YR 3/2	10"	41.4'	B	Loamy Sand 10YR 5/6	32"	39.5'	C1	Med. Sand 2.5Y 6/4	88"	34.9'	90"	34.7'	C2	Fine Sand 2.5Y 6/3	102"	33.7'
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LIGHTING NOTES:
 1. LOCATION OF PROPOSED STREET LIGHTS SHOWN ON SHEET NOS. 12 THRU 15.
 2. ALL LIGHT FIXTURES SHALL BE EQUIPPED WITH A DUSK TO DAWN PHOTOCELL.



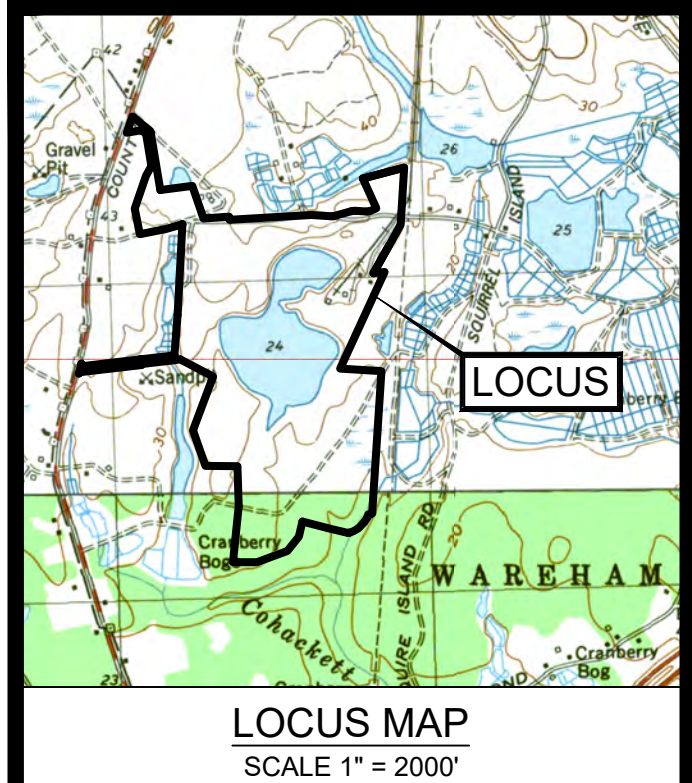
Hamilton Series
U8238

Features:
 13 1/2" diameter fluted cast aluminum base
 Choice of extruded shafts:
 - 4" to 8" OD smooth tapered
 - 4" OD fluted (12 flutes) 125 wall
 - 4" OD smooth round 125 wall
 Extruded shaft is circumferentially welded to the base
 Access door for anchor bolts and wiring is secured with stainless steel screws
 Ground lug provided inside base
 Capable of supporting multiple light brackets
Materials:
 Base - Cast aluminum (356-T6)
 Shaft - Extruded Aluminum (6063-T6)
 - Tapered Aluminum (6063-T6)
 Anchor Bolts - Hot dipped galvanized steel, ordered separately
Finish:
 Premium quality thermoplastic polyester powdercoat for a durable finish.

D323 LED LUMINAIRE
U8239

DESCRIPTION:
 The D323 luminaire is a classically styled cast aluminum six sided luminaire that offers a choice of several optical systems and lenses. Powered by America's patented AVSETM LED system with options for intensity, distribution and color.
INSTALLATION:
 The luminaire will mount to a 3" OD post or stem with 0.1875" thick outside coated stainless steel set screws to ensure a solid connection. The lift eye will be held to the flange by 4 (1/4" OD) black oxide coated stainless steel captive set screws.
ELECTRICAL:
 - Over voltage and short circuit protected driver
 - Battery controlled 12V/24V surge protector
 - Automatic AC incoming voltage sensing (103-277V)
 - Over voltage and short circuit protection
 - 0-30 dimming
ETL listed, suitable for wet locations.
LENSES:
 - Clear Acrylic (CA)
 - Textured Acrylic (TA)
DISTRIBUTION:
 - Symmetric (BY)
 - Asymmetric (AS)
 - Street Optic (SO)
LED BOARD DRIVE CURRENT:
 - 500ma (500M)
 - 700ma (700M)
 - 1000ma (1000M)
OCT:
 - 2700K (27)
 - 4000K (40)
L70:
 60,000+
EPA:
 2/3
ACCESSORIES:
 - Dark Green Photocell (PGL)
 - 7 pin integrated receptacle (PRI)
 - Control Capable Harness (CCH)

TYPICAL STREET LIGHT
 REFER TO GRADING AND UTILITIES PLANS FOR LOCATIONS
 (MODEL NUMBER OF LIGHT TO BE INSTALLED TO BE DETERMINED AT TIME OF INSTALLATION)



JOHN L. CHURCHILL, JR., P.E. DATE: 2/9/24

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

DETAIL SHEET

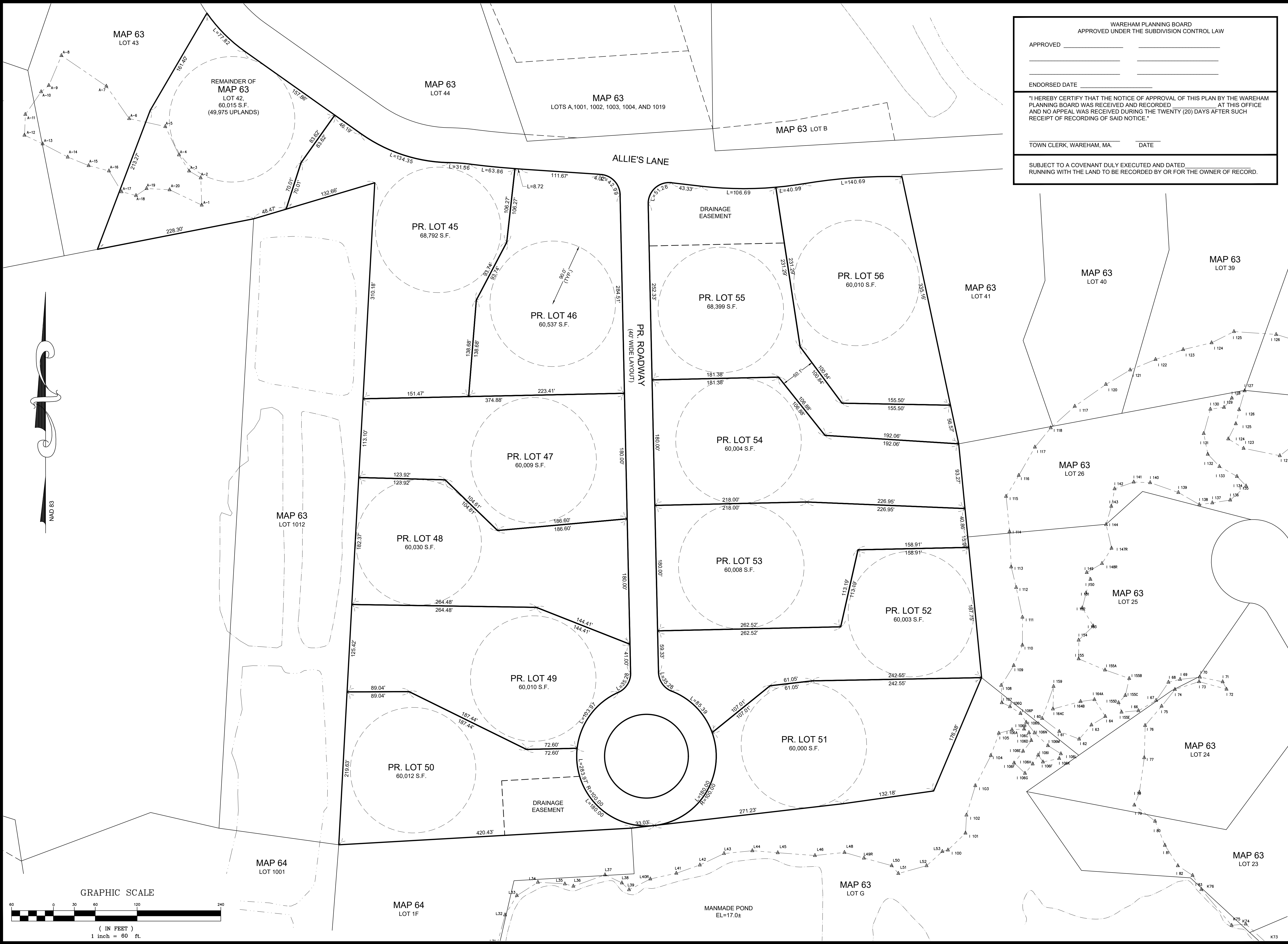
REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

DATE: SEPTEMBER 7, 2023
 DRAWN: BMB
 CHECK: JLC
 SCALE: AS NOTED
 JOB NO: 6924
SHEET 23 OF 25



WAREHAM PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

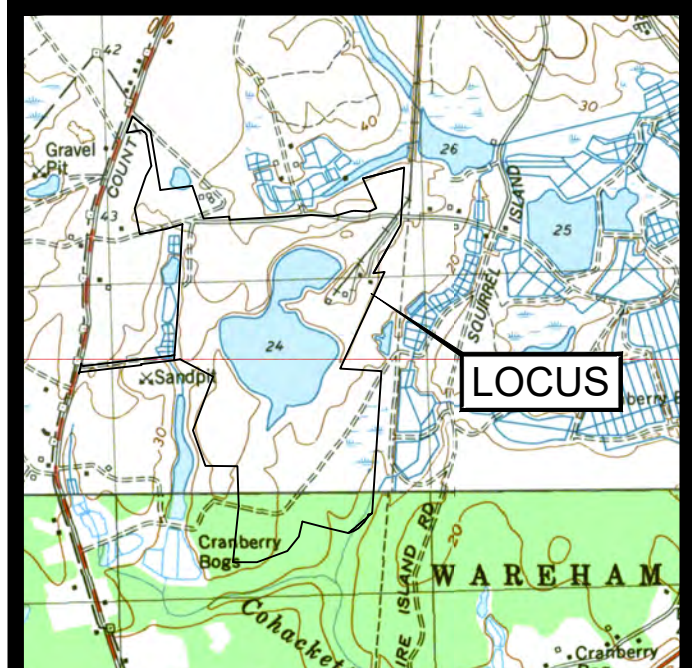
APPROVED _____

ENDORSED DATE _____

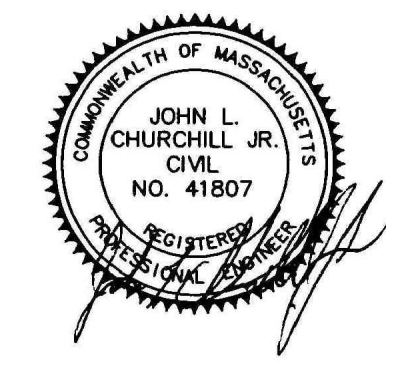
"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WAREHAM PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."

TOWN CLERK, WAREHAM, MA. DATE _____

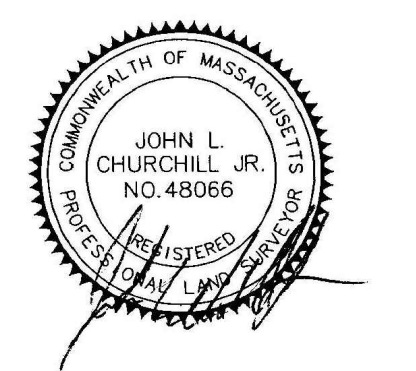
SUBJECT TO A COVENANT DULY EXECUTED AND DATED _____ RUNNING WITH THE LAND TO BE RECORDED BY OR FOR THE OWNER OF RECORD.



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24



JOHN L. CHURCHILL, JR., P.L.S. DATE 2/9/24

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

**CONVENTIONAL
LAYOUT**

REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

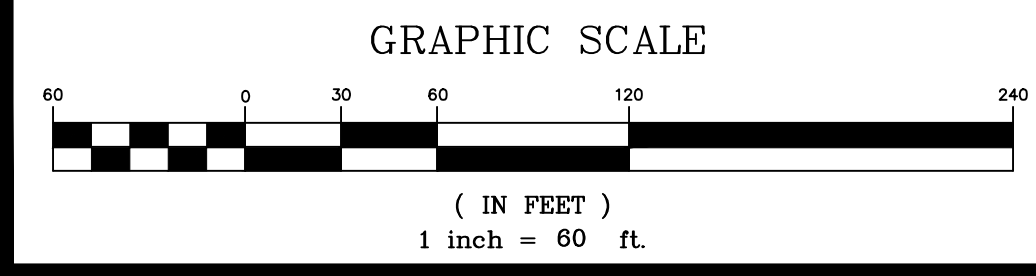
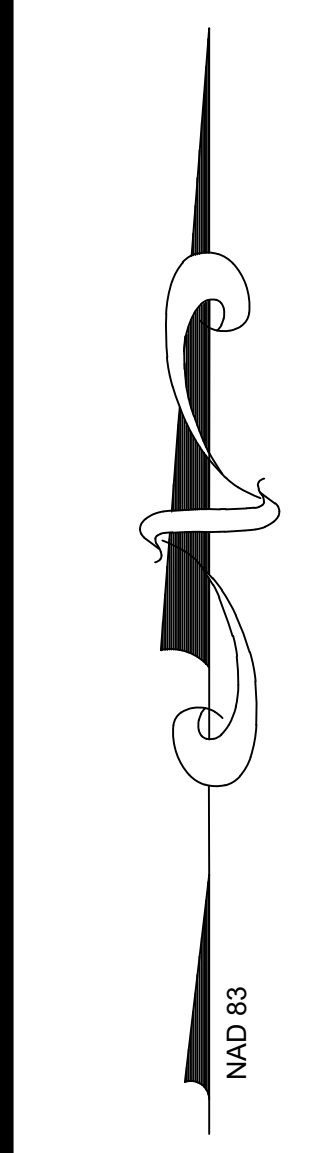
DATE: SEPTEMBER 7, 2023

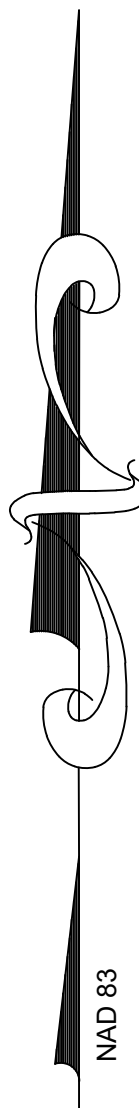
DRAWN: BMB

CHECK: JLC

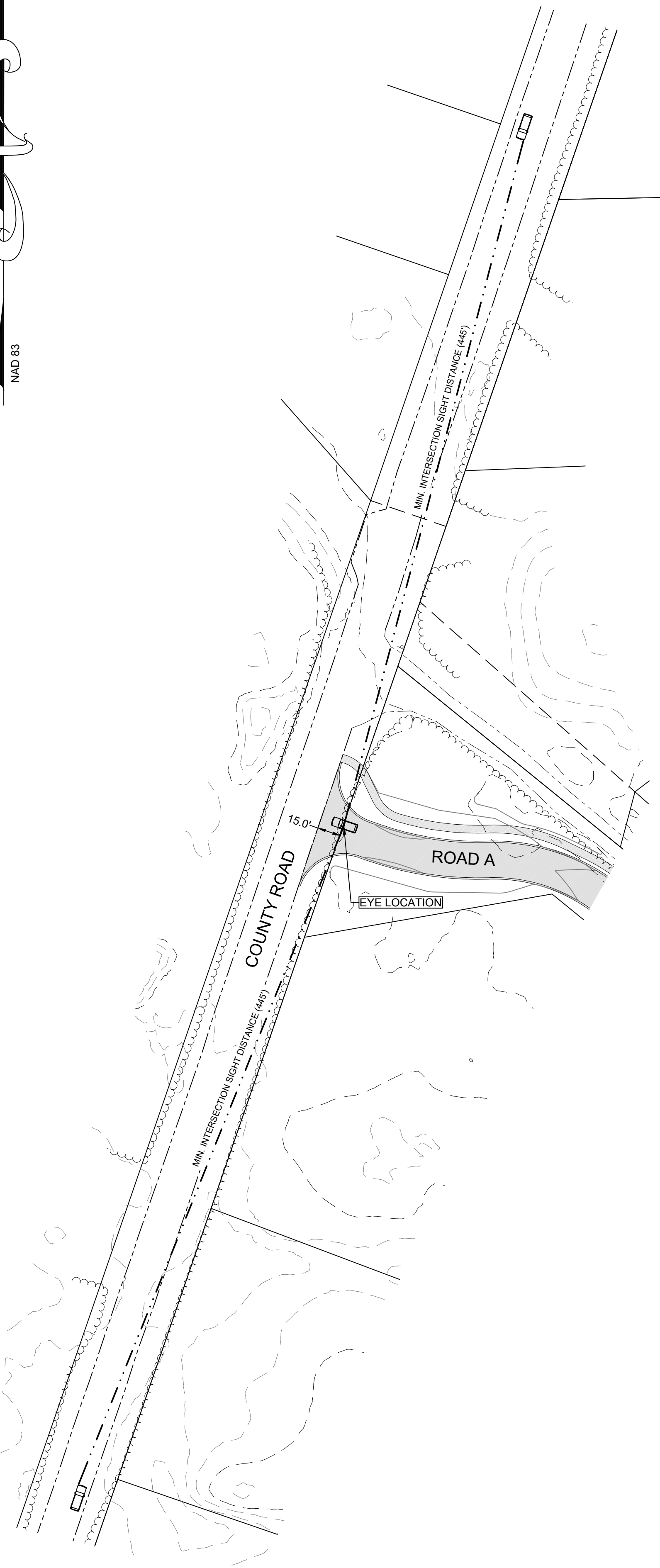
SCALE: AS NOTED

JOB NO: 6924

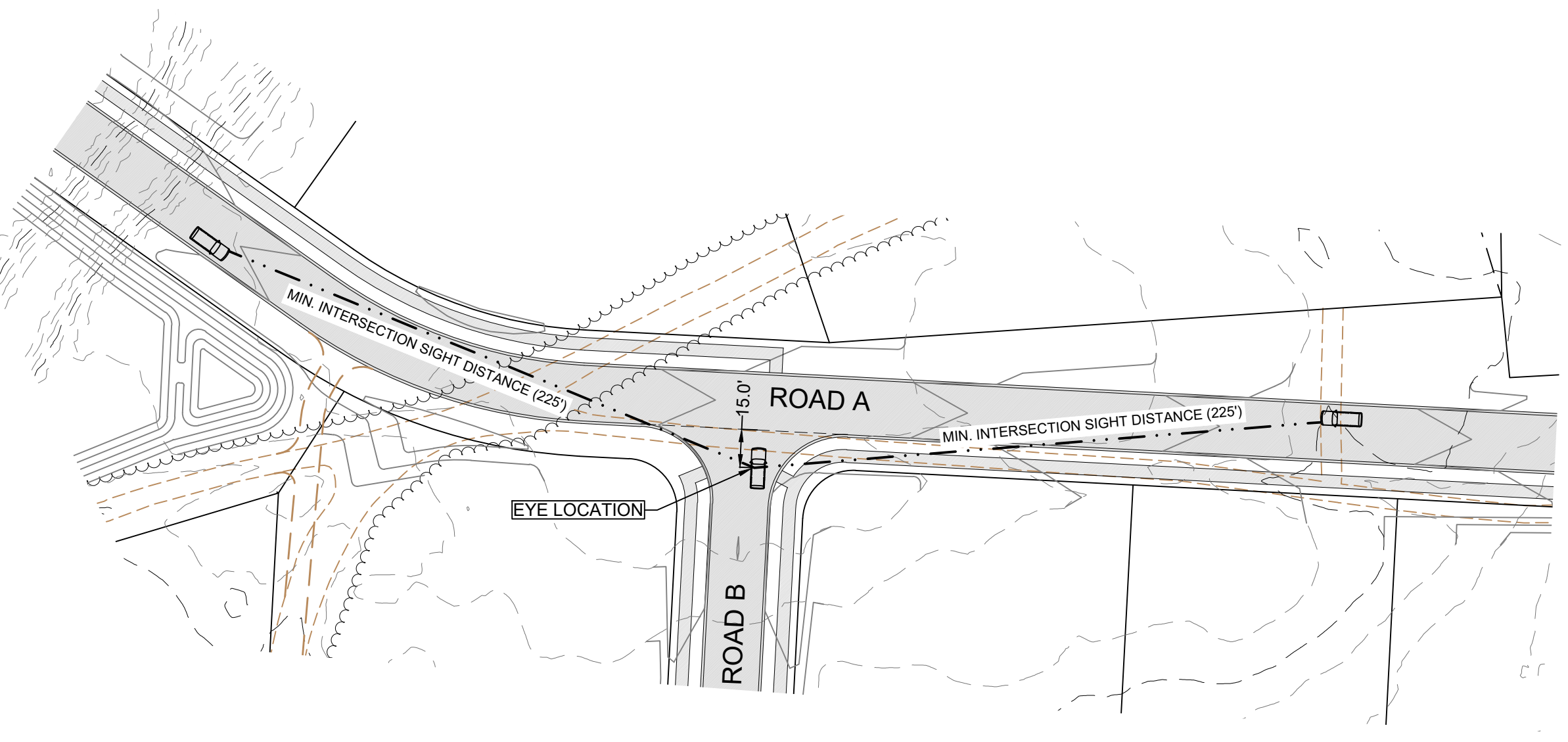




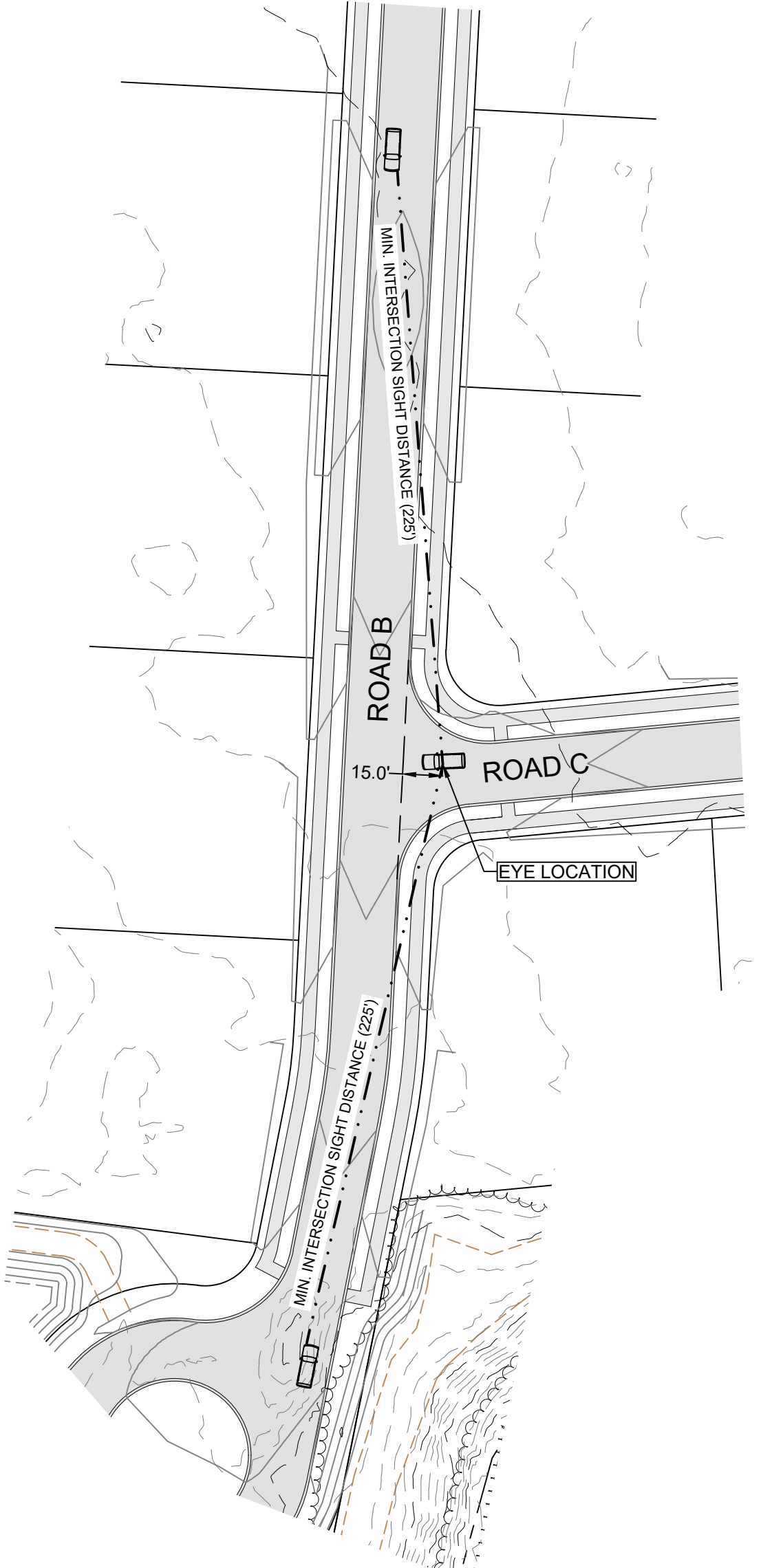
INTERSECTION OF ROAD A AND COUNTY ROAD
SCALE: 1" = 50'



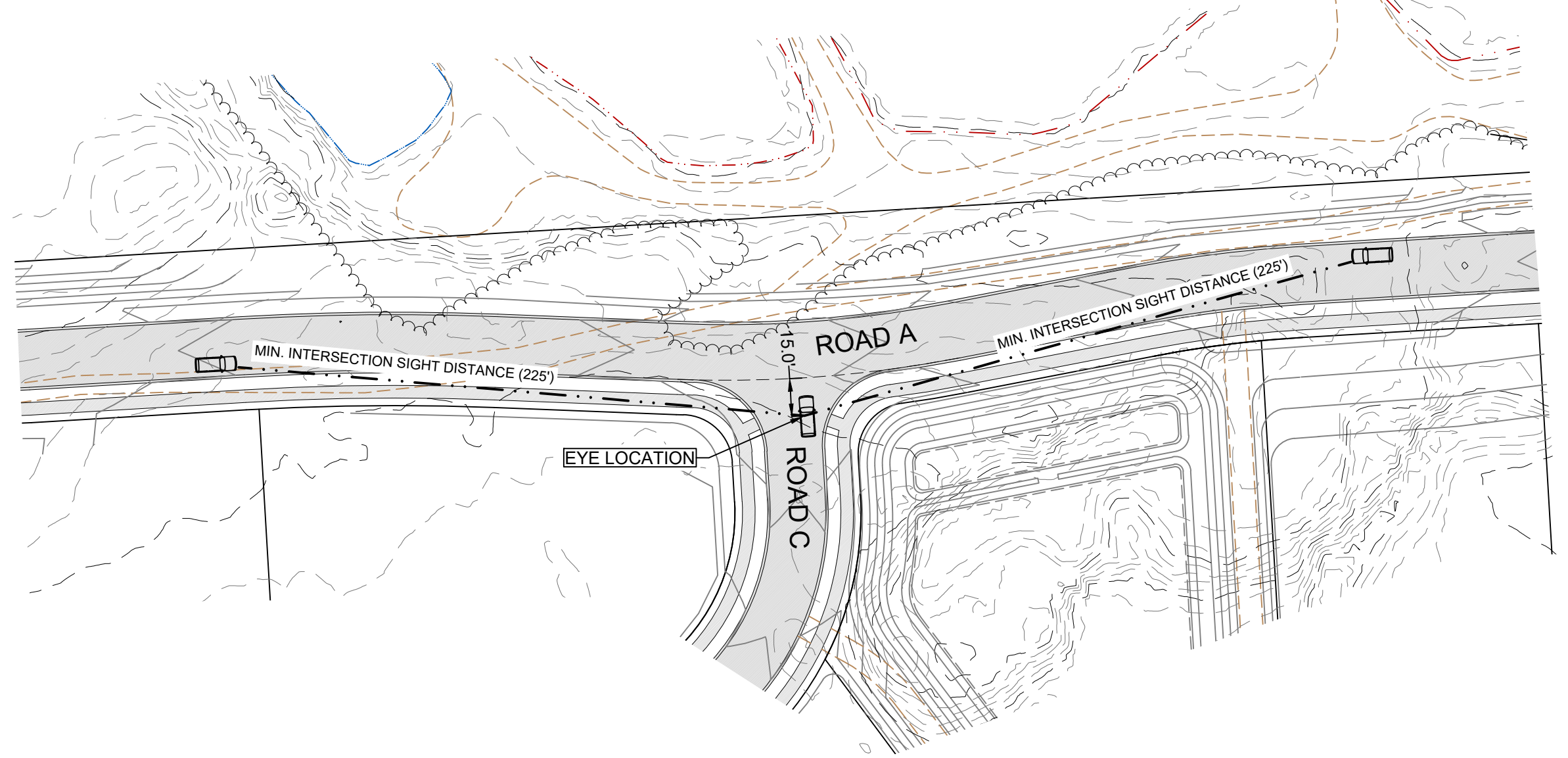
INTERSECTION OF ROAD A AND ROAD B
SCALE: 1" = 50'



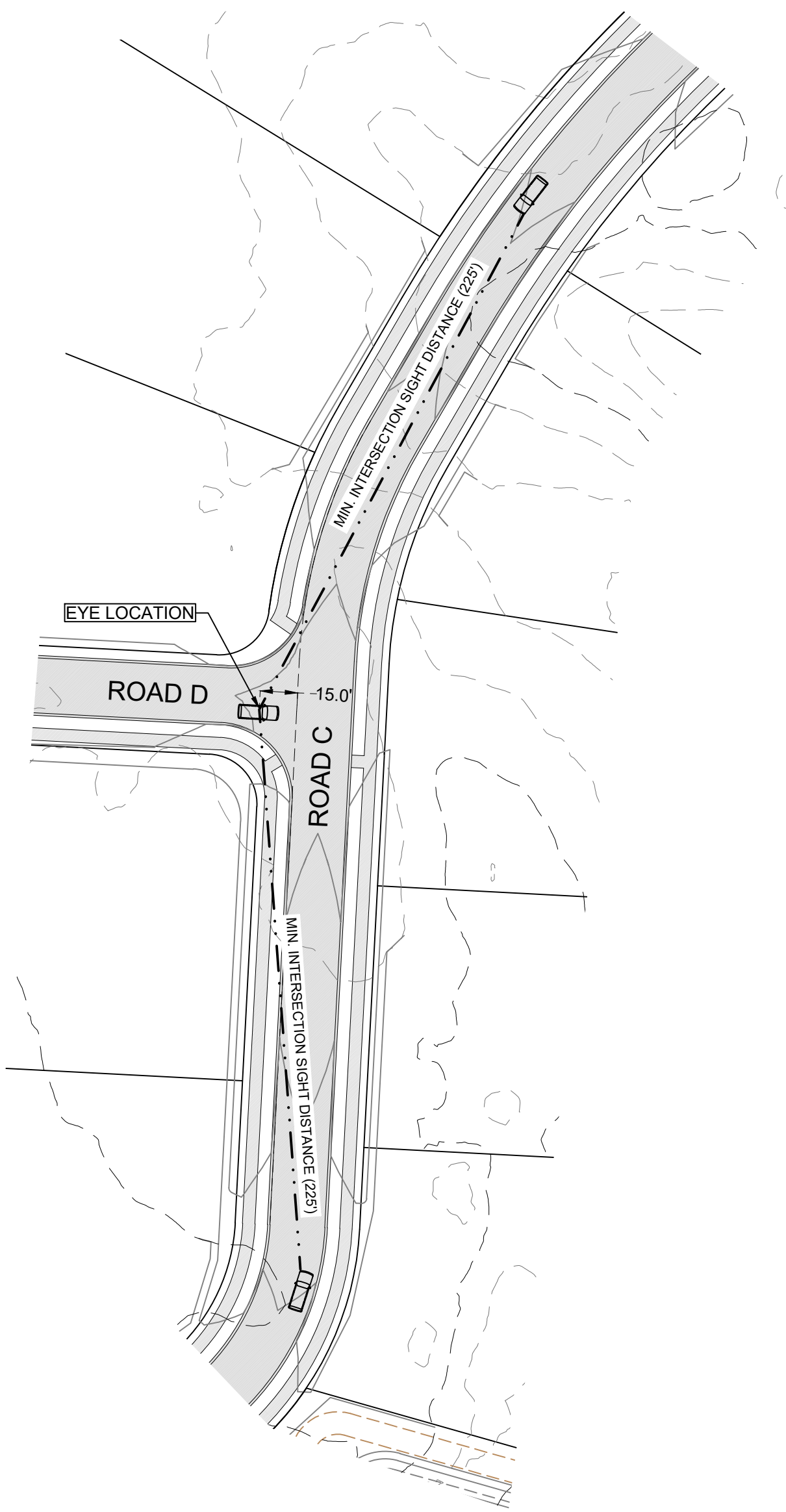
INTERSECTION OF ROAD B AND ROAD C
SCALE: 1" = 50'



INTERSECTION OF ROAD A AND ROAD C
SCALE: 1" = 50'

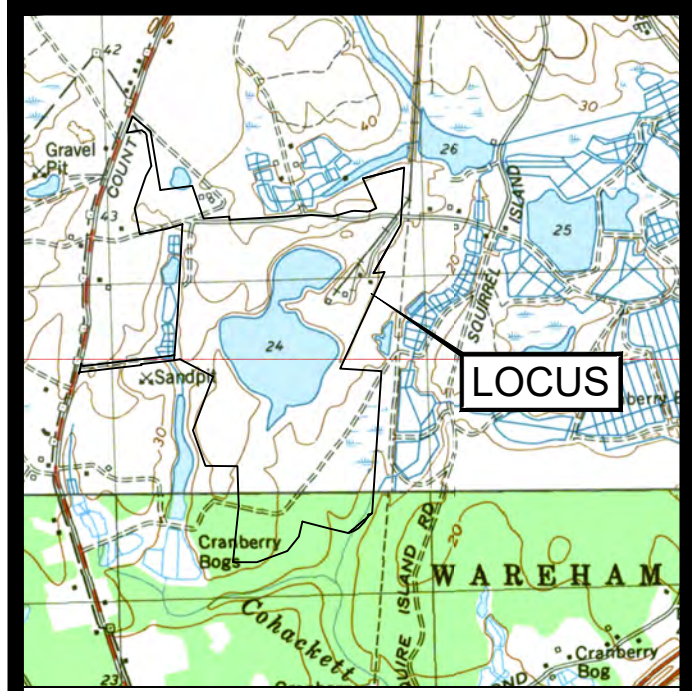
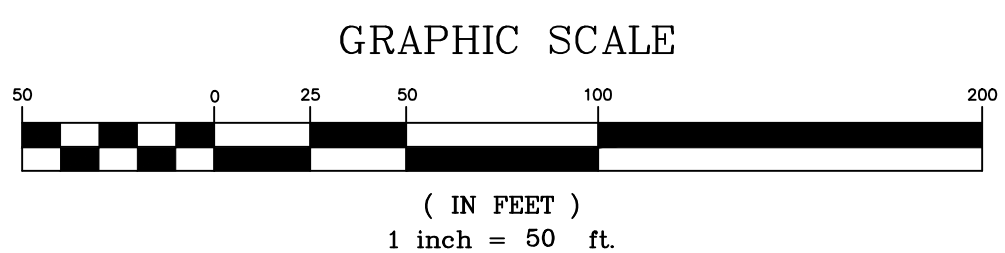


INTERSECTION OF ROAD C AND ROAD D
SCALE: 1" = 50'



INTERSECTION SIGHT DISTANCE NOTES:

1. COUNTY ROAD IS POSTED AT 35 MILES PER HOUR. INTERSECTION SIGHT DISTANCE EXITING ROAD "A" ASSUMES ACTUAL TRAVELED SPEED IN COUNTY ROAD TO BE 40 MILES PER HOUR.
2. POSTED ROADWAY SPEEDS WITH THIS SUBDIVISION TO BE 15 MILES PER HOUR, BUT ALL INTERSECTION SIGHT DISTANCES ASSUME ACTUAL TRAVELED SPEED TO BE 20 MILES PER HOUR.
3. MINIMUM INTERSECTION SIGHT DISTANCES SPECIFIED HEREON PER ASSHTO "GREEN BOOK", 2018 (TABLE 9-7: LEFT TURN FROM STOP).



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL, JR., P.E. DATE 2/9/24

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

**INTERSECTION SIGHT
DISTANCE**

REVISIONS:

No.	DATE	DESC.
1	2/9/24	REVIEW COMMENTS

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

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

DATE: SEPTEMBER 7, 2023

DRAWN: BMB

CHECK: JLC

SCALE: AS NOTED

JOB NO: 6924