

DEFINITIVE SUBDIVISION PLAN OF

0 MAPLE SPRINGS ROAD, 0 PLYMOUTH ROAD, AND 99C CHARGE POND ROAD

IN WAREHAM, MASSACHUSETTS (Plymouth County)

OWNER/APPLICANT

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

ADDITIONAL OWNER

DAVID FLETCHER
P O BOX 178
WEST WAREHAM, MASSACHUSETTS 02546
(508) 509-6187

CIVIL ENGINEER/ LANDSCAPE ARCHITECT AND WETLAND SCIENTIST

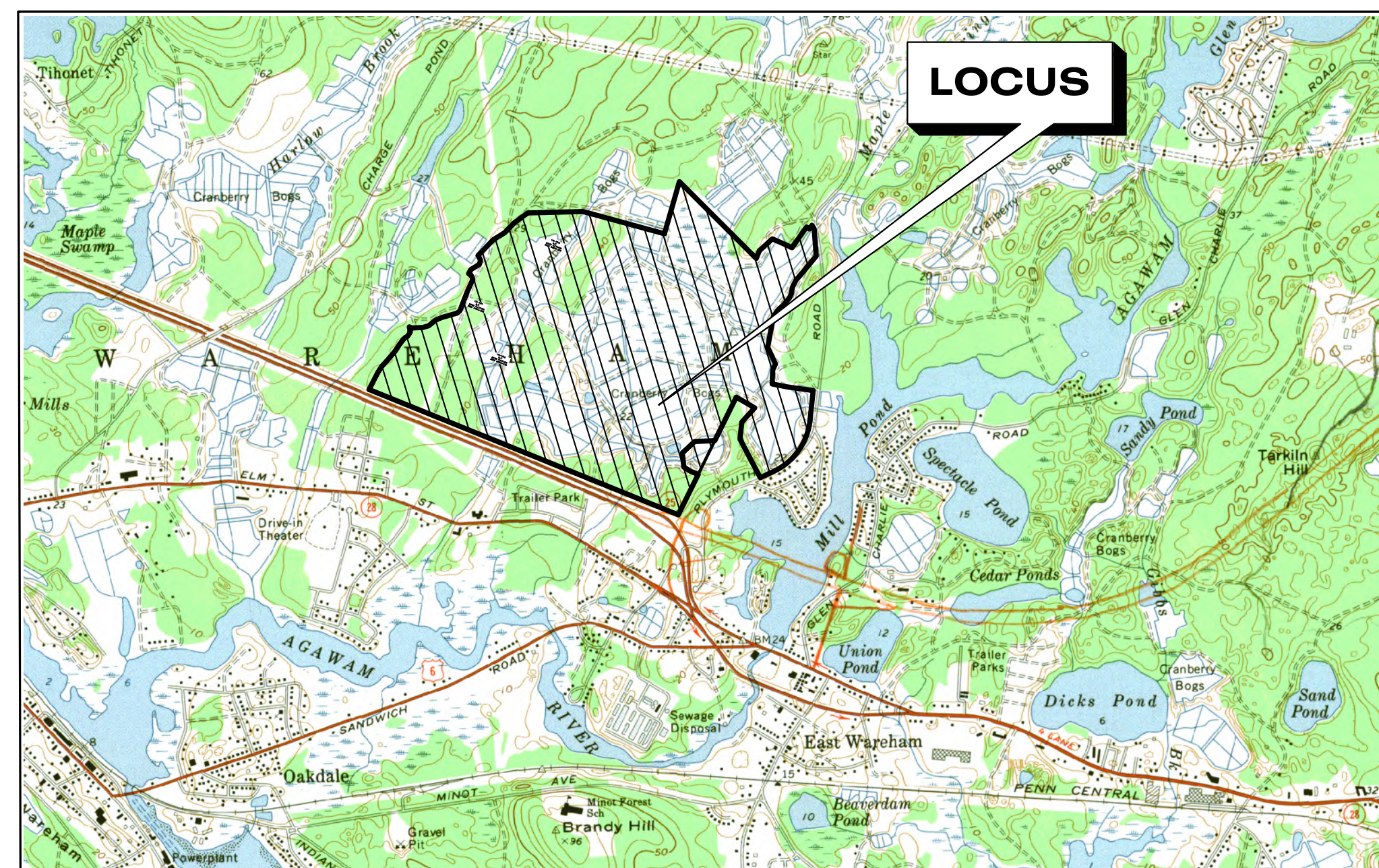
BEALS AND THOMAS, INC.
32 COURT STREET
PLYMOUTH, MASSACHUSETTS 02360
(508)-366-0560

CO-SURVEYORS

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

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

NOTE:
NO DEFINITIVE SUBDIVISION
WAIVERS BEING REQUESTED.



Locus Map

Scale: 1" = 2,000'



Date: November 19, 2021

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

SHEET INDEX

	Cover Sheet
	C1.0 Notes, References and Legend
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C4.0	Site Preparation and Erosion Control Plan
C5.0	Layout and Materials Plan
C6.0	Grading, Drainage and Utility Plan
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C9.0 - C9.2	Site Details
C10.0	Aerial Exhibit Map

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

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



Job No.: 1897.16
Plan No.: 189716P064A-001
Sheet 1 of 19

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

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

GENERAL NOTES

- 1. THE CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND OBTAIN NECESSARY CONSTRUCTION PERMITS... 2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND CONSTRUCTION MEANS AND METHODS... 3. LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING, SITE PROPERTY LINES, AND/OR AS INDICATED ON DRAWINGS...

EROSION CONTROL AND SEDIMENTATION NOTES

- 1. A SEDIMENT CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED WORK AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION... 2. CONTRACTOR SHALL CLEAN AND MAINTAIN ALL SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF CONSTRUCTION TO ENSURE THEIR CONTINUED FUNCTIONALITY...

LAYOUT AND MATERIALS NOTES

- 1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED... 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER AND OWNER'S REPRESENTATIVE FOR RESOLUTION...

GRADING, DRAINAGE AND UTILITY NOTES

- 1. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE AND ASSUMED... 2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS...

GRADING, DRAINAGE AND UTILITY NOTES (CONT'D)

- 12. WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON. WATER SERVICES SHALL BE COPPER TYPE K OR PE AS REQUIRED BY THE WATER DEPARTMENT... 13. WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS AND THE TOWN OF WAREHAM WATER DEPARTMENT SPECIFICATIONS...

PLANTING NOTES

- 1. PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION... 2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF COLOR, FRUIT AND CULTURE...

LEGEND AND ABBREVIATIONS. Includes diagrams for EXISTING and PROPOSED conditions for symbols like DMH, CB, FE, GV, HYD, ETC, HH, FA, LP, PCC, SB, CB, DH, IP, IR, SPK, PK, etc.

ZONING

ZONING DISTRICT -- RESIDENTIAL-130 (R-130)

ZONING TABLE with columns: ZONING TABLE, REQUIRED (R-130 (1 FAMILY DWELLING)), PROPOSED (LOT 1, LOT 2, LOT 3). Rows include MIN. LOT AREA, MIN. FRONTAGE, MIN. FRONT SETBACK, etc.

NR = NO REGULATION

NOTES:

- 1. PUBLIC SEWER UTILITY SERVICES ARE OUTSIDE THE RANGE OF THIS PROJECT. 2. LOTS TO BE SERVED BY MUNICIPAL WATER AND PRIVATE SEPTIC SYSTEMS.

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

DATE APPROVED: DATE ENDORSED:

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

WAREHAM TOWN CLERK: DATE:

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

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR...

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC.

PREPARED FOR:

A.D. MAKEPEACE COMPANY

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

RECORD OWNER:

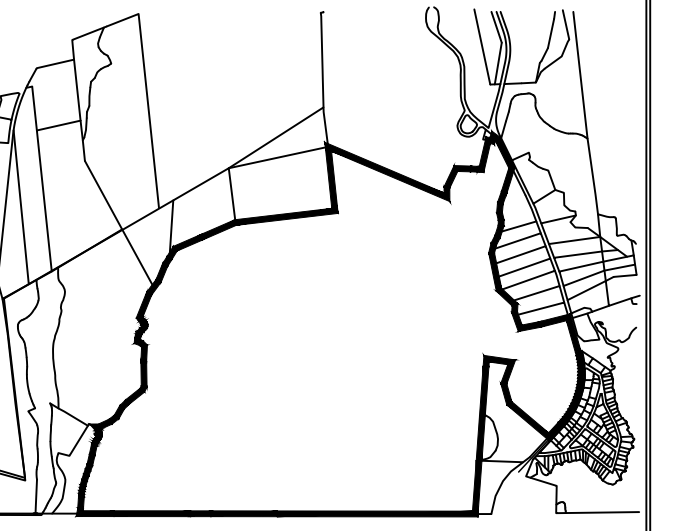
A.D. MAKEPEACE COMPANY

48088/43 5047/237 ASSESSOR'S MAPS--LOTS 115-1013 (OFF 0 MAPLE SPRINGS RD.)...

DAVID FLETCHER

54813/235 34514/232 ASSESSOR'S MAPS--LOTS 115-1010 (99C CHARGE POND RD.)...

SHEET INDEX NOT TO SCALE



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PLAN PREPARED BY:

BEALS + THOMAS

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

CO-SURVEYOR:

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

Table with columns: ISSUE DATE, DESCRIPTION, AMH, FDW, MC, APP'D. Includes entry for 11/19/2021 FIRST ISSUE.

PROJECT:

DEFINITIVE SUBDIVISION PLAN OF

0 MAPLE SPRINGS ROAD, 0 PLYMOUTH ROAD, AND 99C CHARGE POND ROAD IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

SCALE: AS SHOWN DATE: NOVEMBER 19, 2021

NOTES, REFERENCES AND LEGEND

B+T JOB NO. 1897/16 B+T PLAN NO. 189716P064A-002

C1.0

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

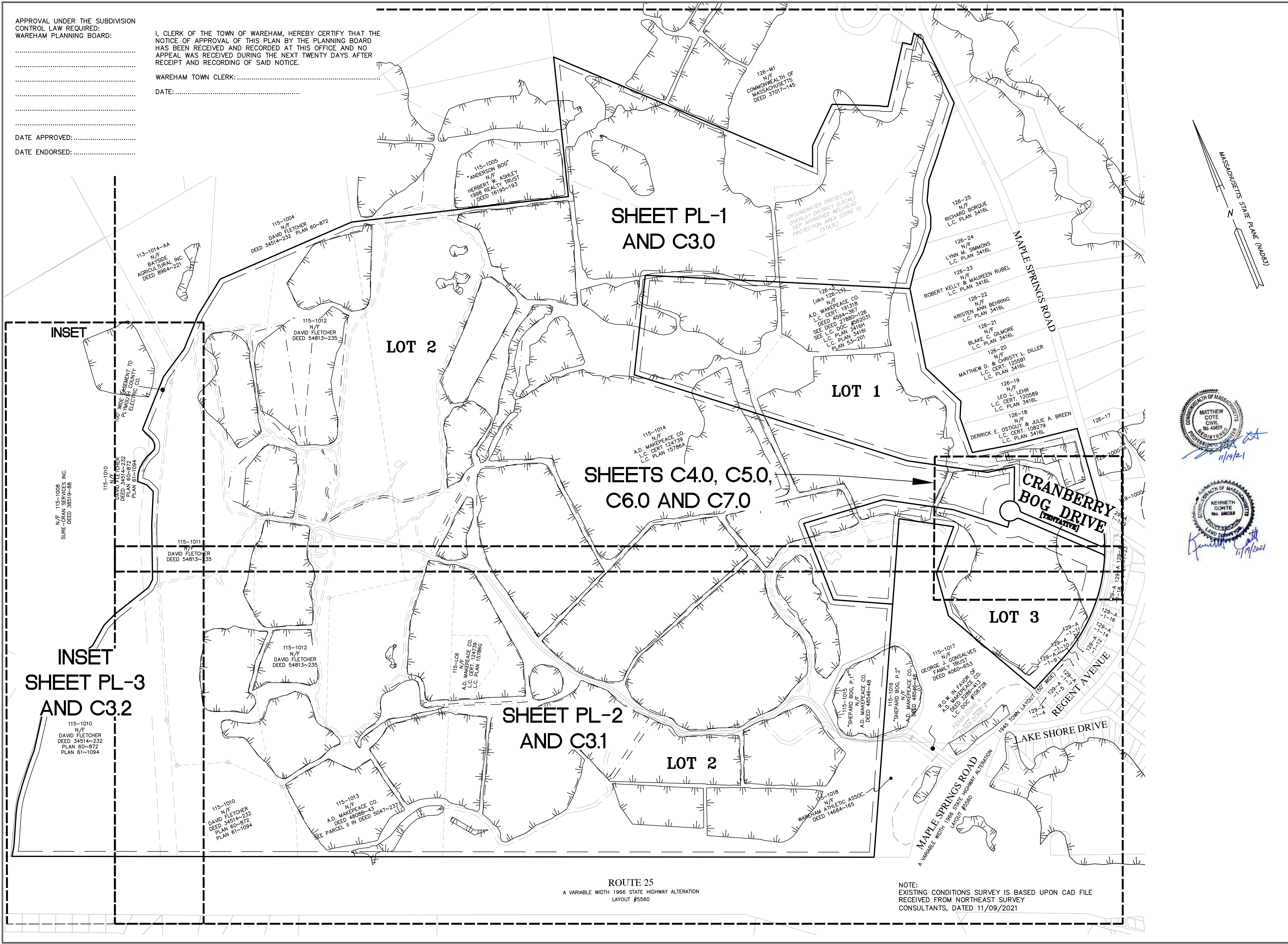
I, CLERK OF THE TOWN OF WAREHAM, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

WAREHAM TOWN CLERK:

DATE:

DATE APPROVED:

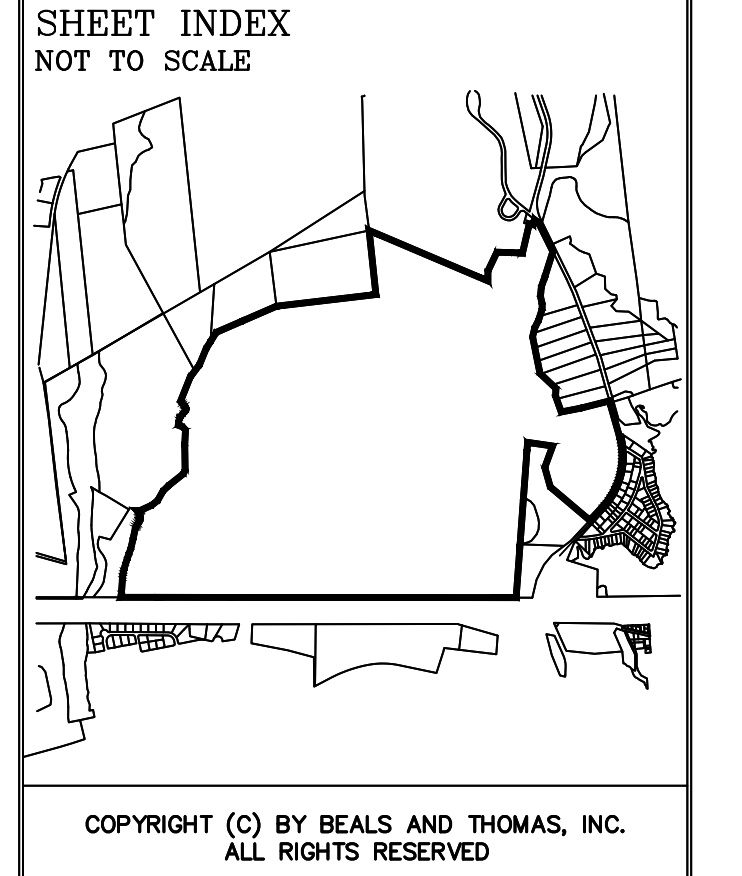
DATE ENDORSED:



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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
48088/43 5047/237
ASSESSOR'S MAPS-LOTS
115-1013 (OFF 0 MAPLE SPRINGS RD.)
115-1014 (OFF 0 PLYMOUTH RD.)
115-1015 (OFF 0 MAPLE SPRINGS RD.)
115-LC6 (OFF 0 MAPLE SPRINGS RD.)
126-3 (aka 126-11 on Assessor's map (0 PLYMOUTH RD.))

DAVID FLETCHER
54813/235
34514/232
ASSESSOR'S MAPS-LOTS
115-1010 (99C CHARGE POND RD.)
115-1011 (OFF 0 MAPLE SPRINGS RD.)
115-1012 (OFF 0 MAPLE SPRINGS RD.)



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

PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
0 MAPLE SPRINGS ROAD,
0 PLYMOUTH ROAD, AND
99C CHARGE POND ROAD
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: NOVEMBER 19, 2021

INDEX PLAN

B+T JOB NO. 1897.16

B+T PLAN NO. 189716P067A-001

C2.0

NOTE:
EXISTING CONDITIONS SURVEY IS BASED UPON CAD FILE RECEIVED FROM NORTHEAST SURVEY CONSULTANTS, DATED 11/09/2021

ROUTE 25
A VARIABLE WIDTH 1966 STATE HIGHWAY ALTERATION
LAYOUT #5560



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

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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.

DATE 11/19/2021

DATE

KENNETH CONTE, PLS No. 38033



LEGEND

- PROPOSED LOT LINE
- LOCUS PROPERTY LINE
- - - ADJOINERS LINE (±)
- - - EXISTING INTERIOR LOT LINE (±)
- - - EASEMENT LINE
- - - ZONING LINE
- 115-1012 ASSESSOR'S ID
- N/F NOW OR FORMERLY
- BOUND FOUND
- PROPOSED MONUMENT

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

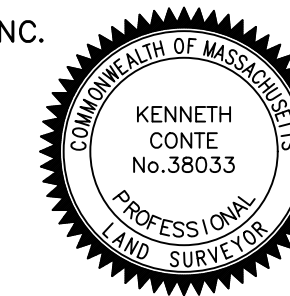
NOTE: PERIMETER BOUNDARY SURVEY PERFORMED BY NORTHEAST SURVEY CONSULTANTS FOR NORTHEAST SURVEY CONSULTANTS.

BRIAN C. FRANETOVICH
MA PLS #54258



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

KENNETH CONTE
PLS No. 38033

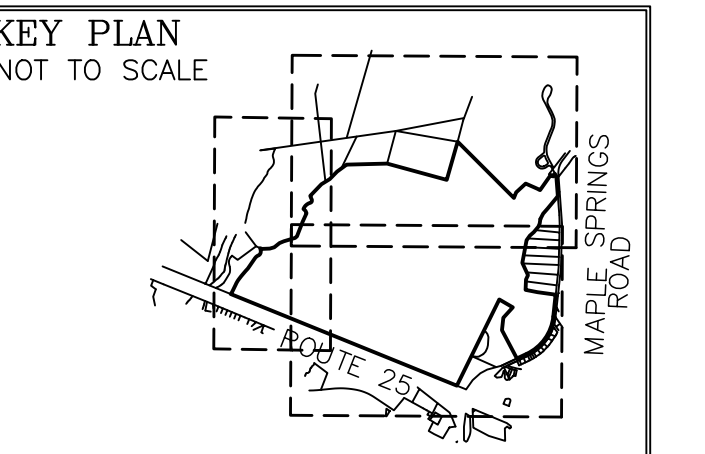


PREPARED FOR:
A.D. MAKEPEACE COMPANY
158 THONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
48088/43 5047/237
ASSESSOR'S MAPS-LOTS
115-1013 (OFF 0 MAPLE SPRINGS RD.)
115-1014 (OFF 0 PLYMOUTH RD.)
115-1015 (OFF 0 MAPLE SPRINGS RD.)
115-1016 (OFF 0 MAPLE SPRINGS RD.)
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(0 PLYMOUTH RD.)

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	SDR	JRA	KCC
	FLD	CALC	CHK'D



DEFINITIVE SUBDIVISION PLAN OF

INDEX SHEET

0 MAPLE SPRINGS ROAD,
0 PLYMOUTH ROAD, AND
99C CHARGE POND ROAD
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

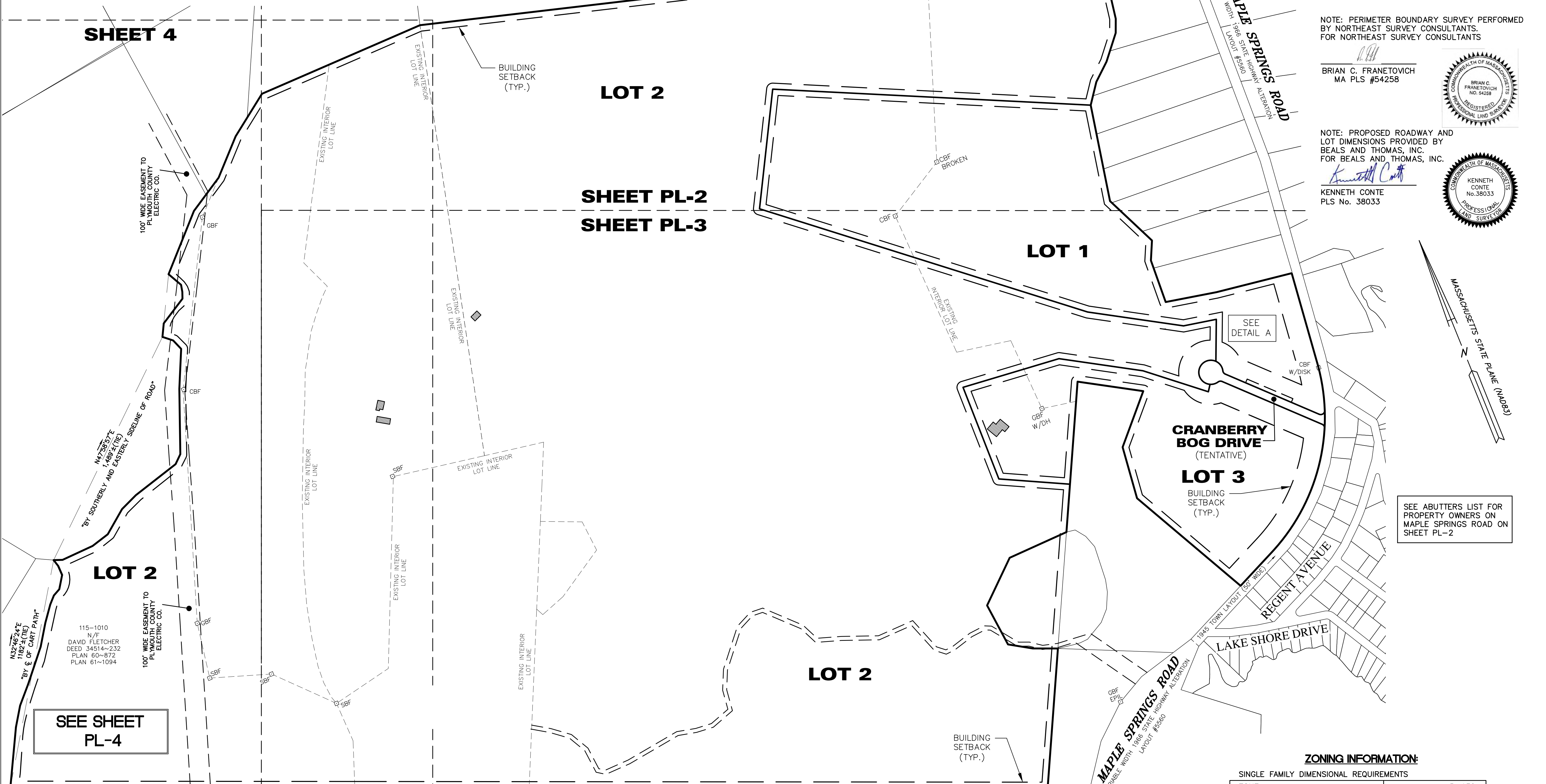
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NORTHEAST SURVEY CONSULTANTS
3 FERRY ST. STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144

DATE: NOVEMBER 19, 2021 METERS
0 50 125 200
0 125 250 500 750
SCALE: 1" = 250' FEET

B+T JOB NO. 1897.16
B+T PLAN NO. 189716P065A-001
REGISTRY SHEET 1 OF 4

PL-1



SEE ABUTTERS LIST FOR PROPERTY OWNERS ON MAPLE SPRINGS ROAD ON SHEET PL-2

ZONING INFORMATION:

SINGLE FAMILY DIMENSIONAL REQUIREMENTS	
ZONE	R-130
MINIMUM LOT SIZE (SQ FT)	130,000
MINIMUM LOT FRONTOAGE (FT)	200
FRONT YARD SETBACK (FT)	100
SIDE YARD SETBACK (FT)	30
REAR YARD SETBACK (FT)	30

ROUTE 25
A VARIABLE WIDTH 1966 STATE HIGHWAY ALTERATION
LAYOUT #5560

SHEET 4

LOT 2

SHEET PL-2
SHEET PL-3

LOT 1

LOT 2

LOT 2

CRANBERRY BOG DRIVE
(TENTATIVE)
LOT 3

SEE SHEET PL-4



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

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.

DATE: 11/19/2021

DATE APPROVED: _____

DATE ENDORSED: _____



KENNETH CONTE, PLS No. 38033

115-1005
"ANDERSON BOG"
N/F
HERBERT W. ASHLEY
1998 REALTY TRUST
DEED 16195~193

115-1004
N/F
DAVID FLETCHER
DEED 34514~232 PLAN
60~872
N86°31'32"E
856.35'

115-1012
N/F
DAVID FLETCHER
DEED 54813~235

LOT 2
17,562.381 ± S.F.
or 403.177 ± AC.
FRONTAGE=210.0'±

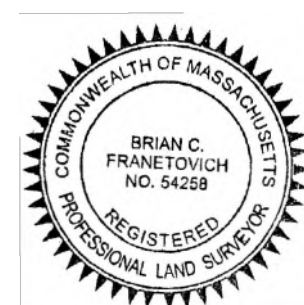
LOT 1
1,803.181 ± S.F.
or 41.395 ± AC.
FRONTAGE=589.98'±

115-1014
N/F
A.D. MAKEPEACE CO.
L.C. CERT 124739
L.C. PLAN 15786A

LOT 3
875,924 ± S.F.
or 22.404 ± AC.
FRONTAGE=604.64'±

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

BRIAN C. FRANETOVICH
MA PLS #54258



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

KENNETH CONTE
PLS No. 38033



ABUTTERS LIST

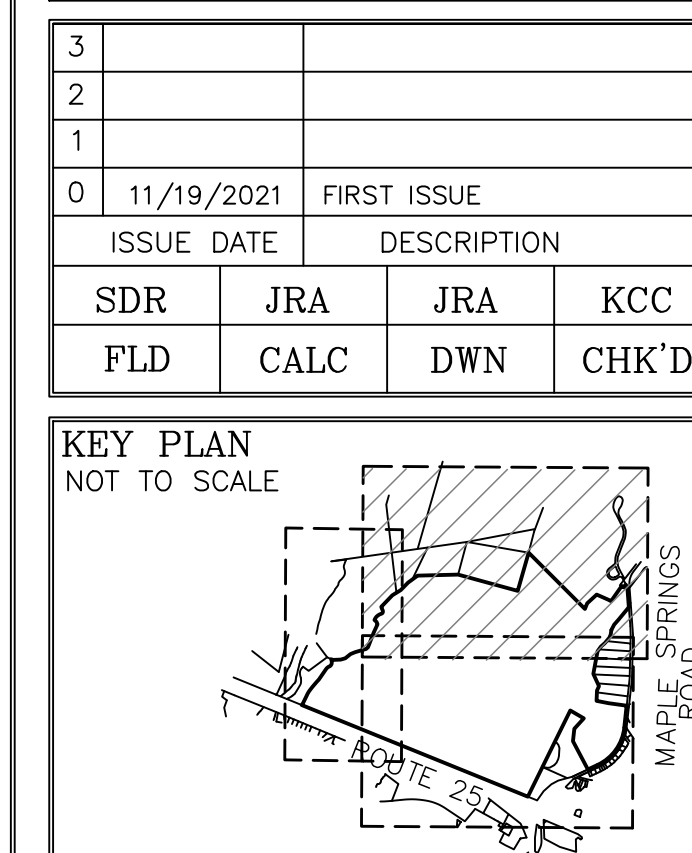
126-17	N/F	A.D. MAKEPEACE CO. DEED 386~57
129-A-1-4	N/F	JESSE J. SCOTIA DEED 51300~89
129-A-1-5	N/F	GARY P. PONTE DEED 11472~126
129-A-1-7	N/F	GARY P. PONTE DEED 35739~350
129-A-1-9	N/F	LAURA VASCONCELLOS DEED 44669~39
129-A-1-10	N/F	LAURA VASCONCELLOS DEED 44669~39
129-A-1-11	N/F	RONALD M. ARRUDA DEED 48315~205
129-A-1-12	N/F	DAMIEN M. BARROWS DEED 52266~201
129-A-1-14	N/F	STEPHEN H. WAGER DEED 34095~159
129-A-1-16	N/F	NORMAND O. BRODEUR DEED 37799~187
129-A-1-18	N/F	DEED 43471~127
129-A-1-21	N/F	ANTHONY A. DEBONISE DEED 4127~304
129-A-1-23	N/F	US BANK TRUST NA C/O HUDSON HOMES MANAGEMENT LLC DEED 50160~115
129-A-1-139	N/F	SKYLAR G. RACE DEED 51582~75
129-1000-A	N/F	A.D. MAKEPEACE CO. DEED 9577~42
129-1000-B	N/F	A.D. MAKEPEACE CO. DEED 8319~304

PREPARED FOR:
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WAREHAM, MASSACHUSETTS 02571
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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 LOTTING PLAN
0 MAPLE SPRINGS ROAD, 0 PLYMOUTH ROAD, AND 99C CHARGE POND ROAD
WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

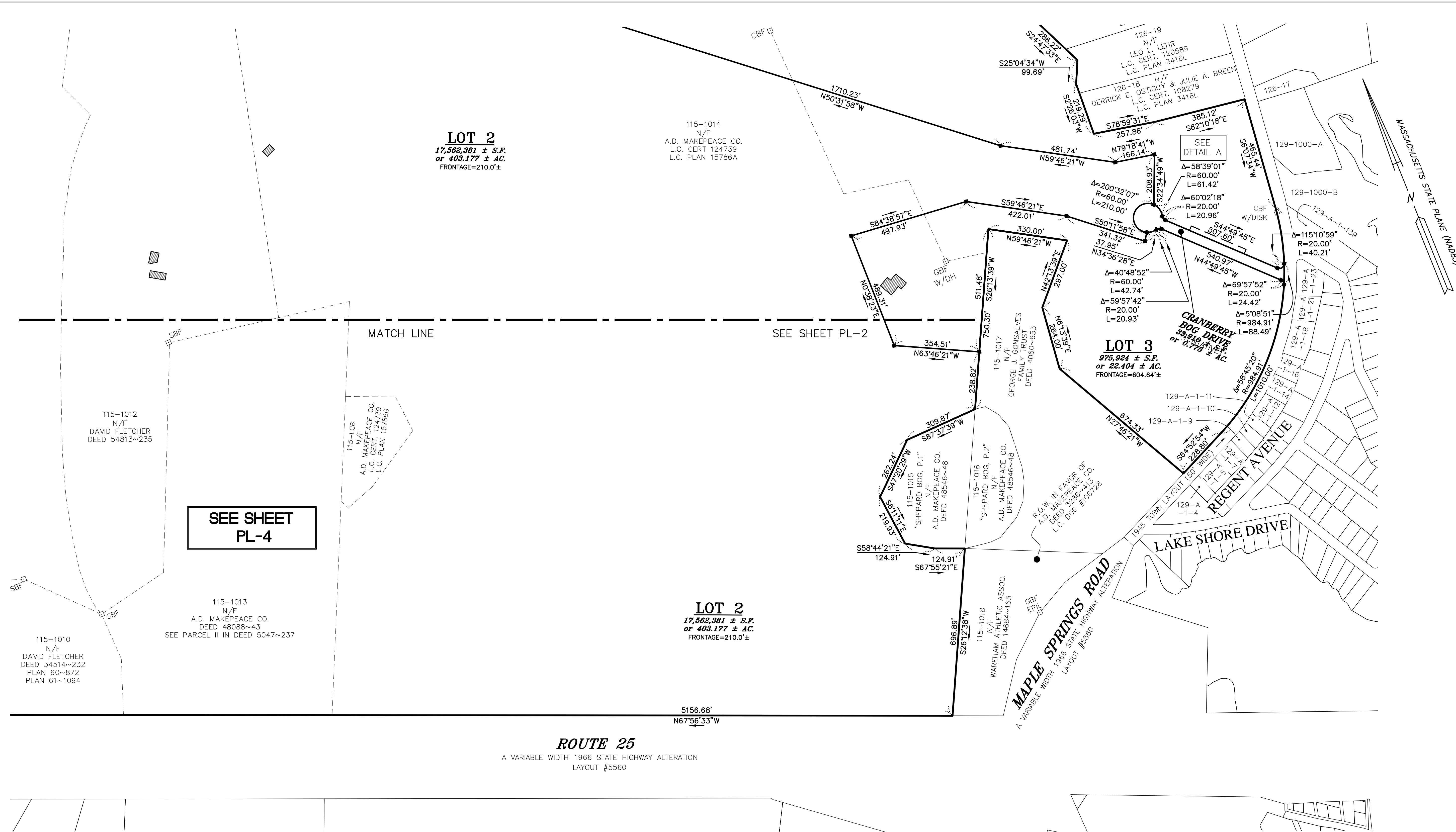
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DATE: NOVEMBER 19, 2021
SCALE: 1" = 200'
B+T JOB NO. 1897.16

B+T PLAN NO. 189716P065A-002
REGISTRY SHEET 2 OF 4

PL-2

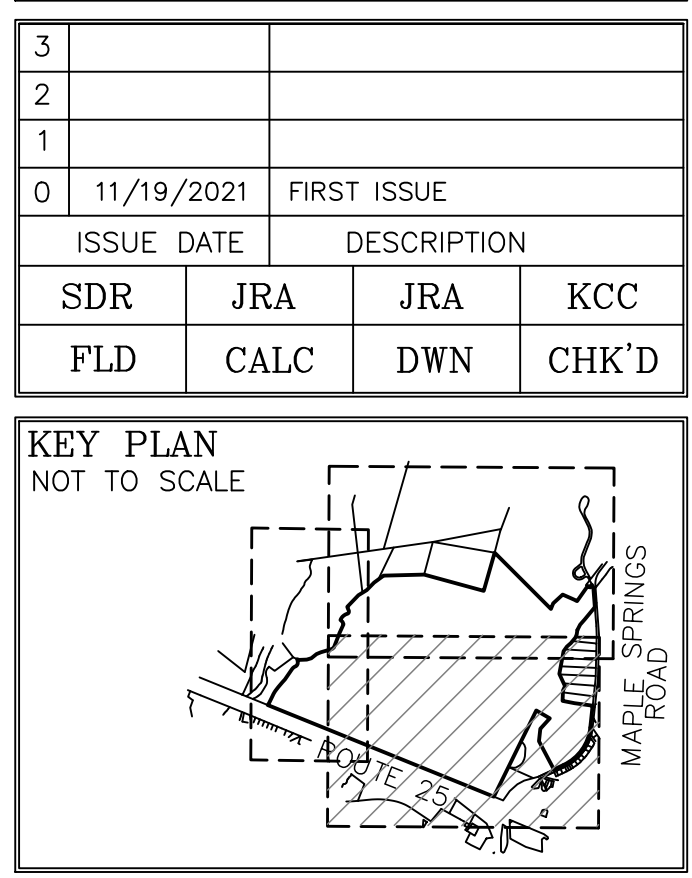


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0	11/19/2021	FIRST ISSUE
	ISSUE DATE	DESCRIPTION
	SDR	JRA JRA KCC
	FLD	CALC DWN CHK'D



DEFINITIVE SUBDIVISION PLAN OF
LOTING PLAN
 0 MAPLE SPRINGS ROAD,
 0 PLYMOUTH ROAD, AND
 99C CHARGE POND ROAD
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

PREPARED BY:
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 3 FERRY ST. STUDIO 1 EAST
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 (413) 203-5144
 DATE: NOVEMBER 19, 2021
 SCALE: 1" = 200'

B+T JOB NO. 1897.16
 B+T PLAN NO. 189716P065A-003
 REGISTRY SHEET 3 OF 4

PL-3

- SURVEY NOTES:**
- Gross land area of locus parcels = 467 acres ±
 - Field survey by RTK GPS.
 - The horizontal datum of this plan is the Massachusetts Coordinate System North American Datum 1983, the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on site.
 - According to Federal Emergency Management Agency maps, the proposed facilities are located in areas designated as "Zone X" (areas of minimal flooding, no shading).
Community Panel No. 25023C 0493 J - Effective Date: 7/7/2012.
 - The proposed property is located within the Town of Wareham R-130 zoning district.
 - The location of utility structures shown hereon are from observed field evidence only, this plan does not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed, please contact dig-safe at 1-888-344-7233 before excavation.
 - All contours shown hereon were generated in QGIS from digital elevation models of the 2013-2014 USGS Post Sandy LIDAR data, distributed by NOAA.
 - Relevant gravel & bituminous access roads and utility structures were located by field survey. Edges of bogs, treelines & water features were traced from 2019 aerial photography (MassGIS) and are shown for informational purposes only.

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

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

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

Kenneth Conte
 KENNETH CONTE
 PLS No. 38033

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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.

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

ROUTE 25
 A VARIABLE WIDTH 1966 STATE HIGHWAY ALTERATION
 LAYOUT #5560

SEE SHEET
 PL-4

SEE SHEET PL-2

MATCH LINE

LOT 2
 17,562,381 ± S.F.
 or 403.177 ± AC.
 FRONTAGE=210.0'±

115-1014
 N/F
 A.D. MAKEPEACE CO.
 L.C. CERT. 124739
 L.C. PLAN 15786A

LOT 3
 975,924 ± S.F.
 or 22.404 ± AC.
 FRONTAGE=604.64'±

LOT 2
 17,562,381 ± S.F.
 or 403.177 ± AC.
 FRONTAGE=210.0'±

115-1013
 N/F
 A.D. MAKEPEACE CO.
 DEED 48088-43
 SEE PARCEL II IN DEED 5047-237

115-1010
 N/F
 DAVID FLETCHER
 DEED 34514-232
 PLAN 60-872
 PLAN 61-1094

115-1012
 N/F
 DAVID FLETCHER
 DEED 54813-235

115-1016
 A.D. MAKEPEACE CO.
 L.C. CERT. 124739
 L.C. PLAN 15786G

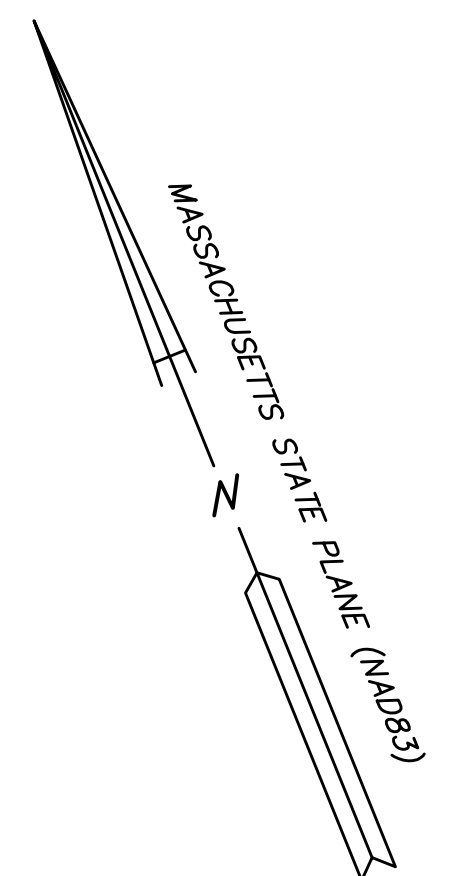
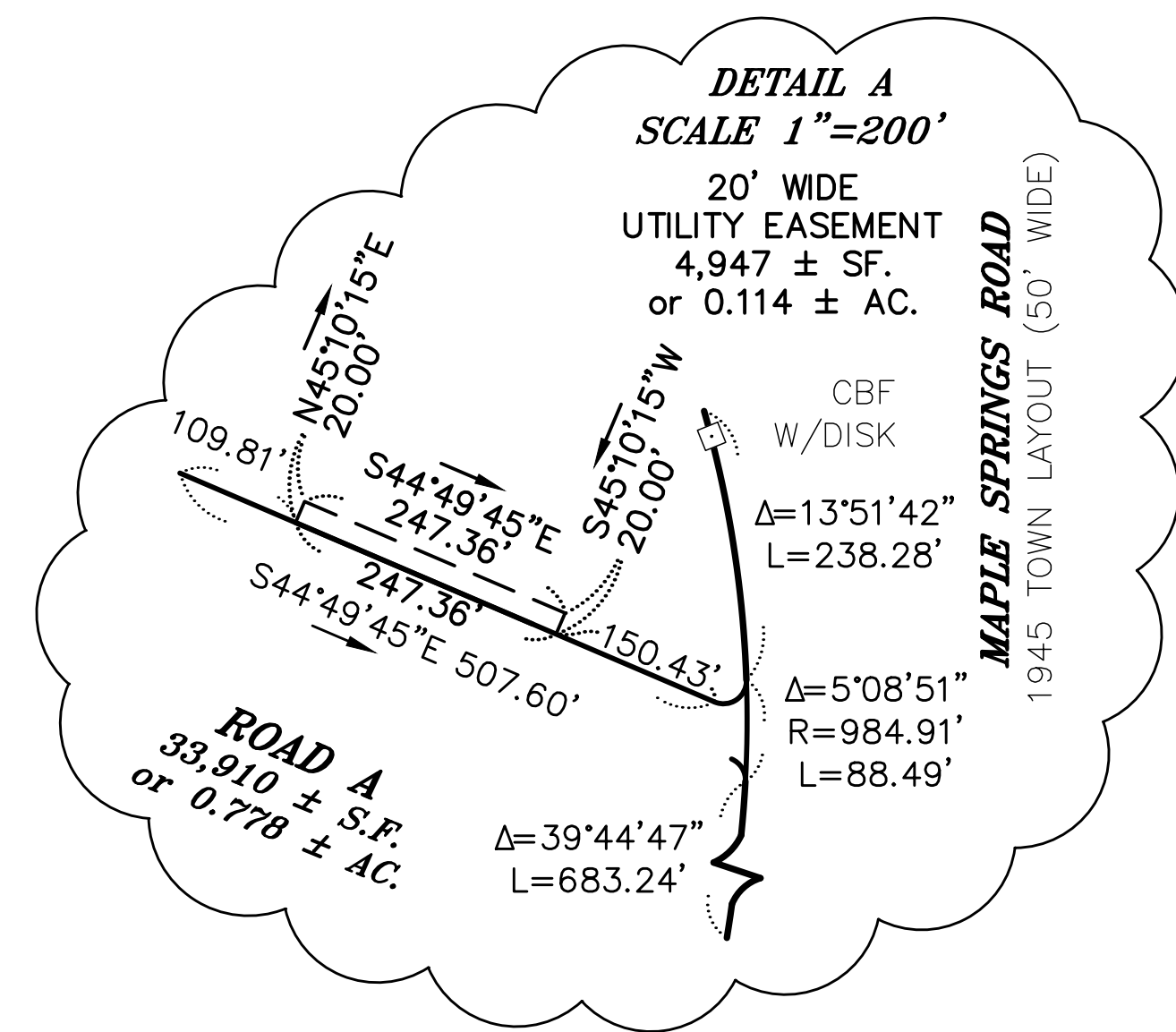
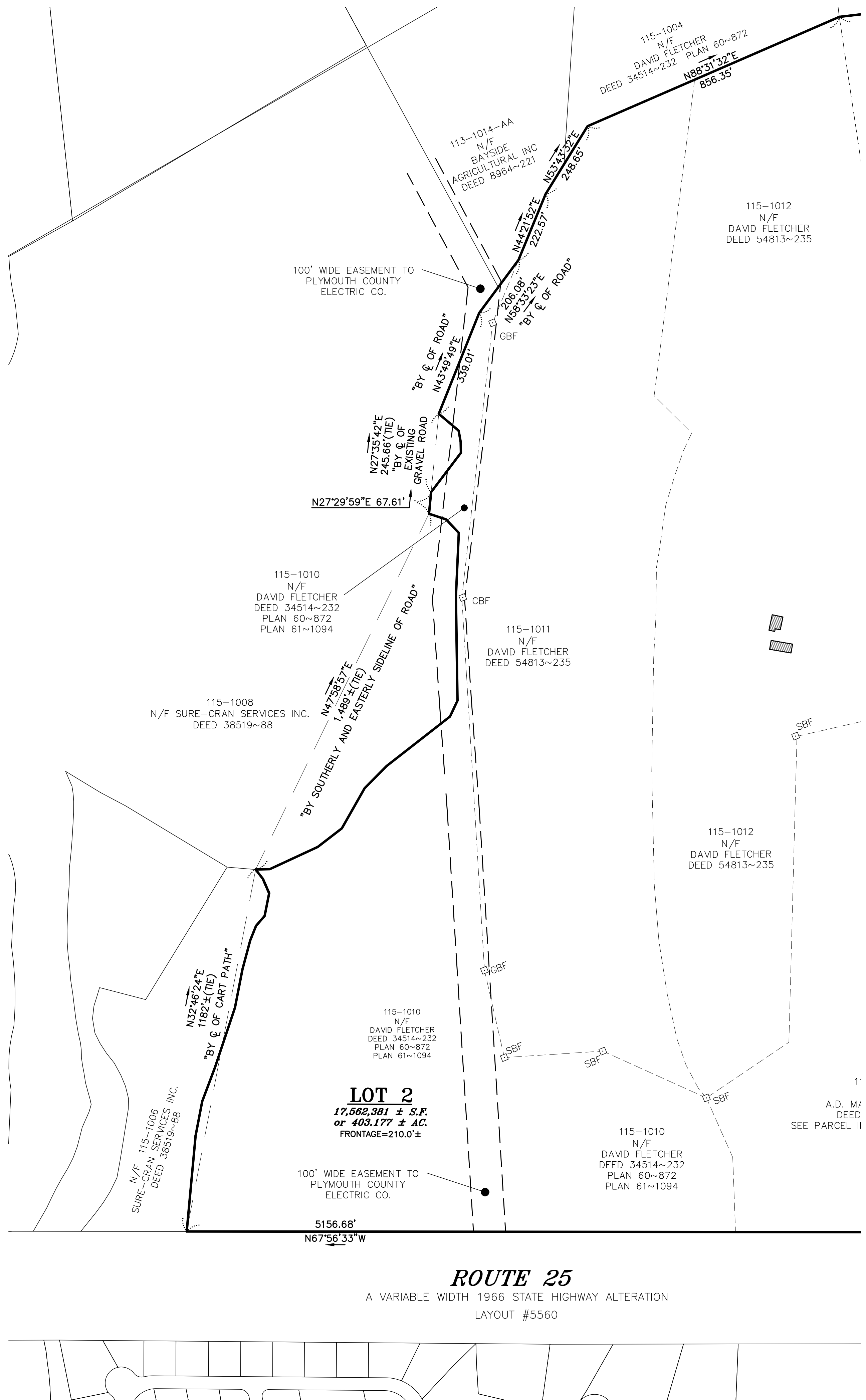
MAPLE SPRINGS ROAD
 A VARIABLE WIDTH 1986 STATE HIGHWAY ALTERATION
 LAYOUT #5560

LAKE SHORE DRIVE

REGENT AVENUE

CRANBERRY BOG DRIVE

MASSACHUSETTS STATE PLANE (NAD83)



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

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



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

Kenneth Conte
 KENNETH CONTE
 PLS No. 38033



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

.....

DATE APPROVED:

DATE ENDORSED:

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

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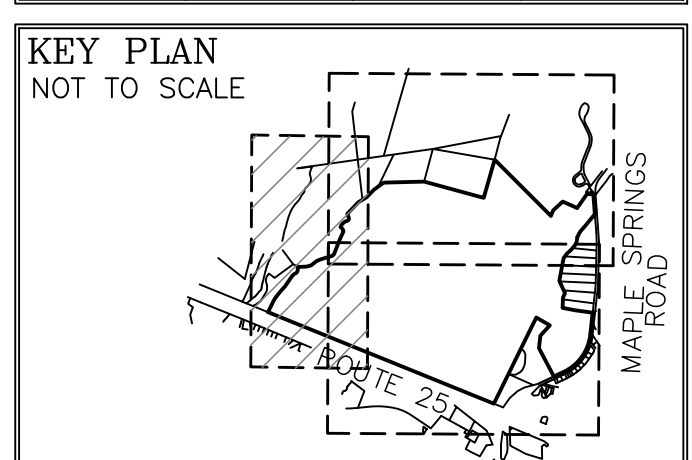


PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 THONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 48088/43 5047/237
 ASSESSOR'S MAPS-LOTS
 115-1013 (OFF 0 MAPLE SPRINGS RD.)
 115-1014 (OFF 0 PLYMOUTH RD.)
 115-1015 (OFF 0 MAPLE SPRINGS RD.)
 115-1016 (OFF 0 MAPLE SPRINGS RD.)
 126-3(aka 126-L1 on Assessor's map)
 (0 PLYMOUTH RD.)

DAVID FLETCHER
 54813/235
 34514/232
 ASSESSOR'S MAPS-LOTS
 115-1010 (99C CHARGE POND RD.)
 115-1011 (OFF 0 MAPLE SPRINGS RD.)
 115-1012 (OFF 0 MAPLE SPRINGS RD.)

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0	11/19/2021	FIRST ISSUE		
	ISSUE DATE	DESCRIPTION		
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	FLD	CALC	CHK'D	



DEFINITIVE SUBDIVISION PLAN OF
LOTING PLAN
 0 MAPLE SPRINGS ROAD,
 0 PLYMOUTH ROAD, AND
 99C CHARGE POND ROAD
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

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

CO-SURVEYOR:
 NORTHEAST SURVEY CONSULTANTS
 3 FERRY ST. STUDIO 1 EAST
 EASTHAMPTON, MA 01027
 (413) 203-5144
 DATE: NOVEMBER 19, 2021
 SCALE: 1" = 200'

B+T JOB NO. 1897.16
 B+T PLAN NO. 189716P065A-004
 REGISTRY SHEET 4 OF 4

PL-4

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

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.

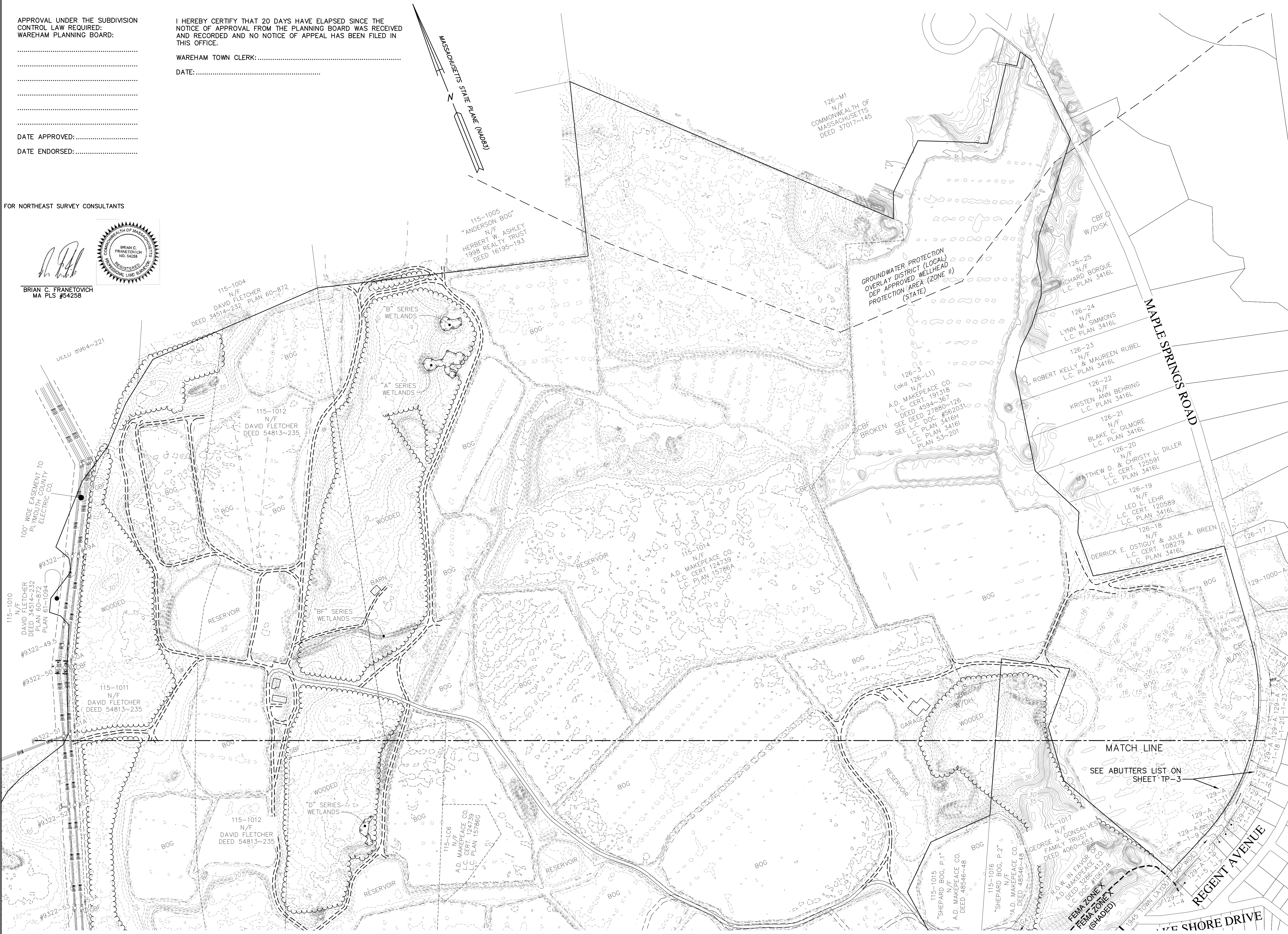
WAREHAM TOWN CLERK:.....
DATE:.....

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

FOR NORTHEAST SURVEY CONSULTANTS



BRIAN C. FRANETOVIICH
MA PLS #54258



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

RECORD OWNER:
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48088/43 5047/237
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115-LC6 (OFF 0 MAPLE SPRINGS RD.)
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115-1012 (OFF 0 MAPLE SPRINGS RD.)

SHEET INDEX
NOT TO SCALE

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(413) 203-5144

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	ISSUE DATE DESCRIPTION		
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
0 MAPLE SPRINGS ROAD,
0 PLYMOUTH ROAD, AND
99C CHARGE POND ROAD
IN
WAREHAM, MASSACHUSETTS
(PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: NOVEMBER 19, 2021

TOPOGRAPHIC PLAN

B+T JOB NO. 1897.16
PLAN NO.
189716P066A-001

TP-1



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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 48088/43 5047/237
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SHEET INDEX
 NOT TO SCALE

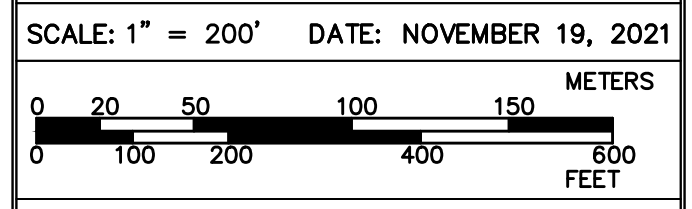
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 (413) 205-5144

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

PROJECT:
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TOPOGRAPHIC PLAN

B+T JOB NO. 1897.16
 PLAN NO.
 189716P066A-002

TP-2

INSET
 SEE SHEET TP-3

ROUTE 25
 A VARIABLE WIDTH 1966 STATE HIGHWAY ALTERATION
 LAYOUT #5560

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

.....

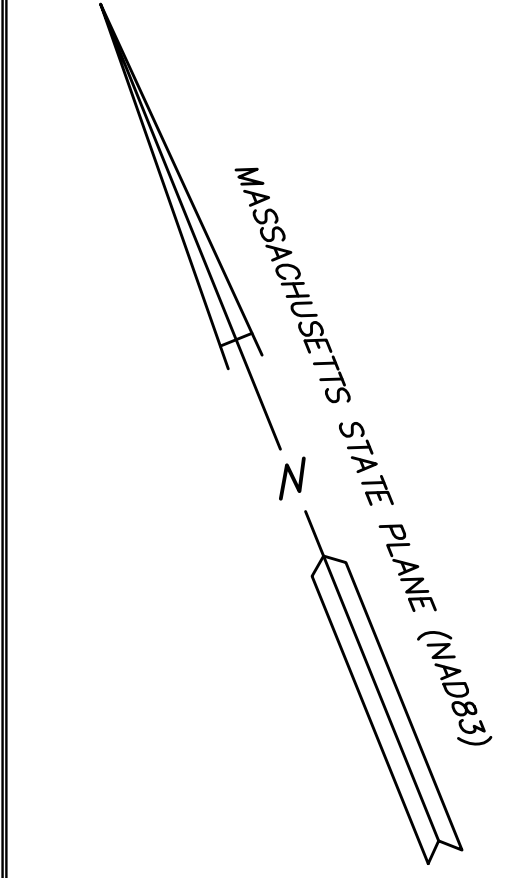
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WAREHAM TOWN CLERK:.....
 DATE:.....

FOR NORTHEAST SURVEY CONSULTANTS

BRIAN C. FRANETOVICH
 MA PLS #54258



LEGEND:

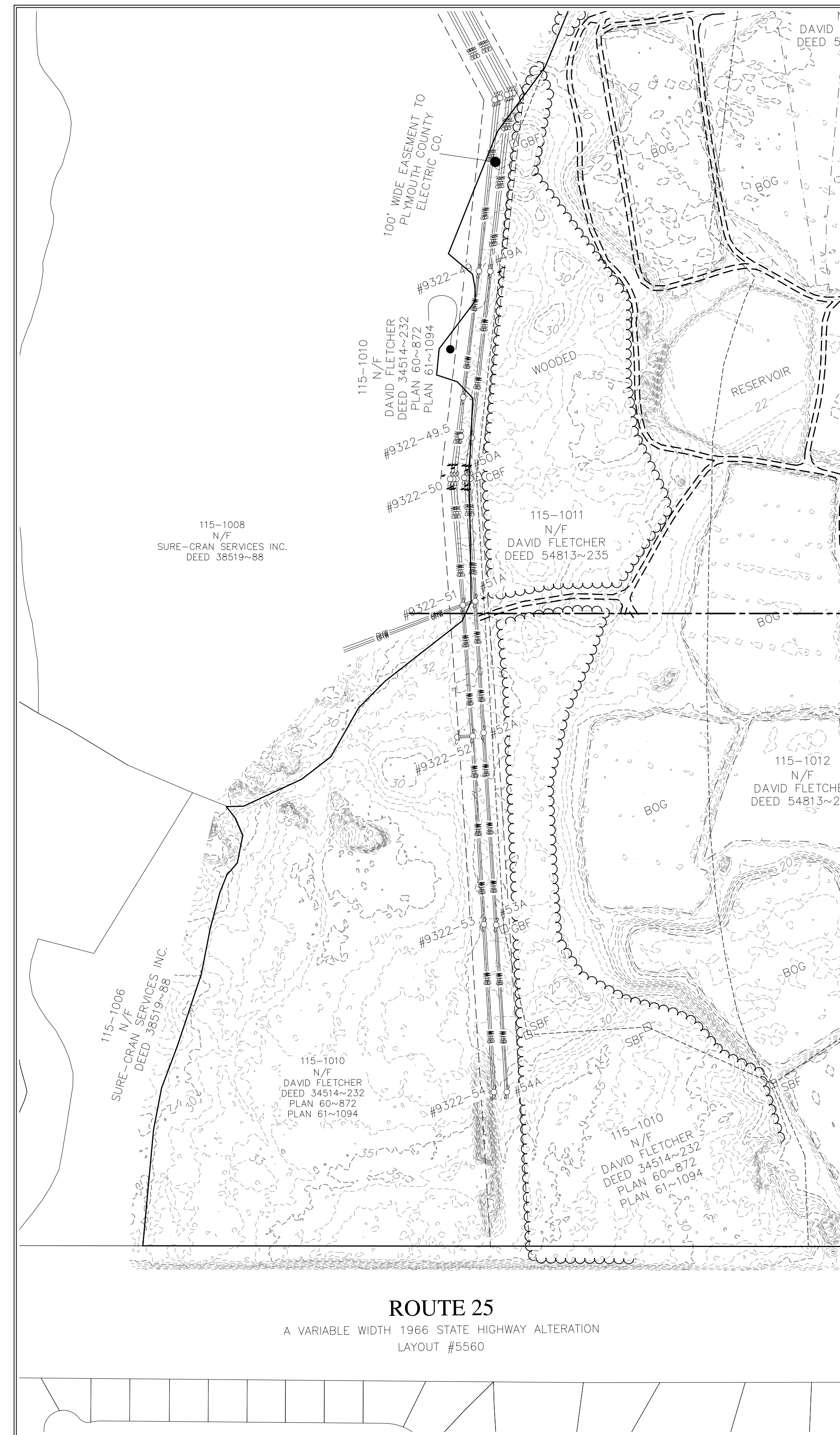
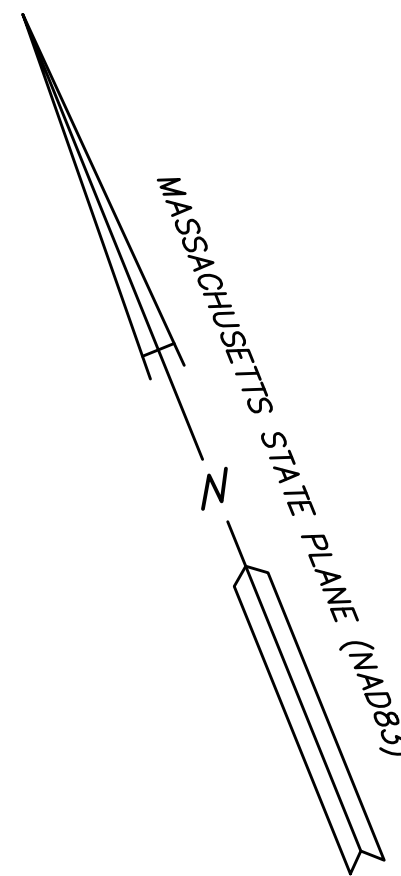
115-1011 ASSESSOR'S ID	LOCUS PROPERTY LINE
N/F NOW OR FORMERLY	ADJOINERS LINE (±)
△ CALCULATED POINT	INTERNAL PARCEL LINE (±)
□ BOUND FOUND	EASEMENT LINE
⊘ UTILITY POLE	FLOOD ZONE BOUNDARY
	OVERHEAD WIRES
	CONTOUR LINE
	BOG ROAD
	TREE LINE
	EDGE OF BOG

SURVEY NOTES:

- 1: Field survey by RTK GPS. See note 8.
- 2: The horizontal datum of this plan is the Massachusetts Coordinate System North American Datum 1983, the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on site.
- 3: According to Federal Emergency Management Agency maps, the proposed facilities are located in areas designated as "Zone X" (areas of minimal flooding, no shading). Community Panel No. 25023C 0488 J & 25023C 0489 K - Effective Date: 2-5-2014.
- 4: The proposed facilities are located within the Town of Wareham R-60 zoning district.
- 5: The location of utility structures shown hereon are from observed field evidence only, this plan does not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed, please contact dig-safe at 1-888-344-7233 before excavation.
- 6: Wetlands shown hereon were delineated by Beals + Thomas in February & August 2020 and located by this survey.
- 7: All contours shown hereon were generated in QGIS from digital elevation models of the 2013-2014 USGS Post Sandy LIDAR data, distributed by NOAA.
- 8: Relevant gravel & bituminous access roads and utility structures were located by field survey. Edges of bogs, treelines & water features were traced from 2019 aerial photography (MassGIS) and are shown for informational purposes only.

MAPLE SPRINGS ROAD ABUTTERS

126-17	N/F	A.D. MAKEPEACE CO. DEED 386~57
129-A-1-4	N/F	JESSE J. SCOTIA DEED 51300~89
129-A-1-5	N/F	GARY P. PONTE DEED 11472~126
129-A-1-7	N/F	GARY P. PONTE DEED 35739~350
129-A-1-9	N/F	LAURA VASCONCELLOS DEED 44669~39
129-A-1-10	N/F	LAURA VASCONCELLOS DEED 44669~39
129-A-1-11	N/F	RONALD M. ARRUDA DEED 48315~205
129-A-1-12	N/F	DAMIEN M. BARROWS DEED 52266~201
129-A-1-14	N/F	STEPHEN H. WAGER DEED 34095~159
129-A-1-16	N/F	NORMAND O. BRODEUR DEED 37799~187
129-A-1-18	N/F	DEED 43471~127
129-A-1-21	N/F	ANTHONY A. DEBONISE DEED 4127~304
129-A-1-23	N/F	US BANK TRUST NA C/O HUDSON HOMES MANAGEMENT LLC DEED 50160~115
129-A-1-139	N/F	SKYLAR G. RACE DEED 51582~75
129-1000-A	N/F	A.D. MAKEPEACE CO. DEED 9577~42
129-1000-B	N/F	A.D. MAKEPEACE CO. DEED 8319~304



ROUTE 25

A VARIABLE WIDTH 1966 STATE HIGHWAY ALTERATION LAYOUT #5560

PLAN INSET

FOR NORTHEAST SURVEY CONSULTANTS

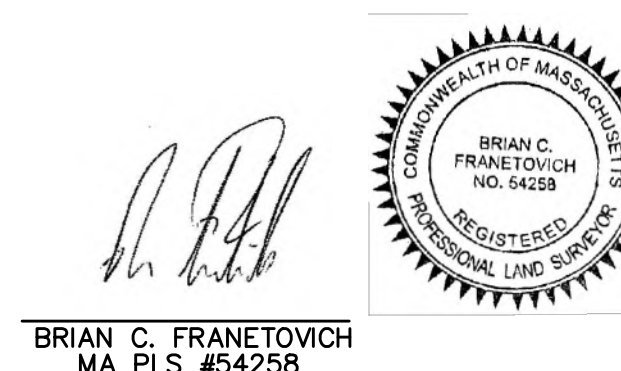
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
WAREHAM PLANNING BOARD:

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



BRIAN C. FRANE TOVICH
MA PLS #54258

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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 48088/43 5047/237
 ASSESSOR'S MAPS-LOTS
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 (413) 203-5144

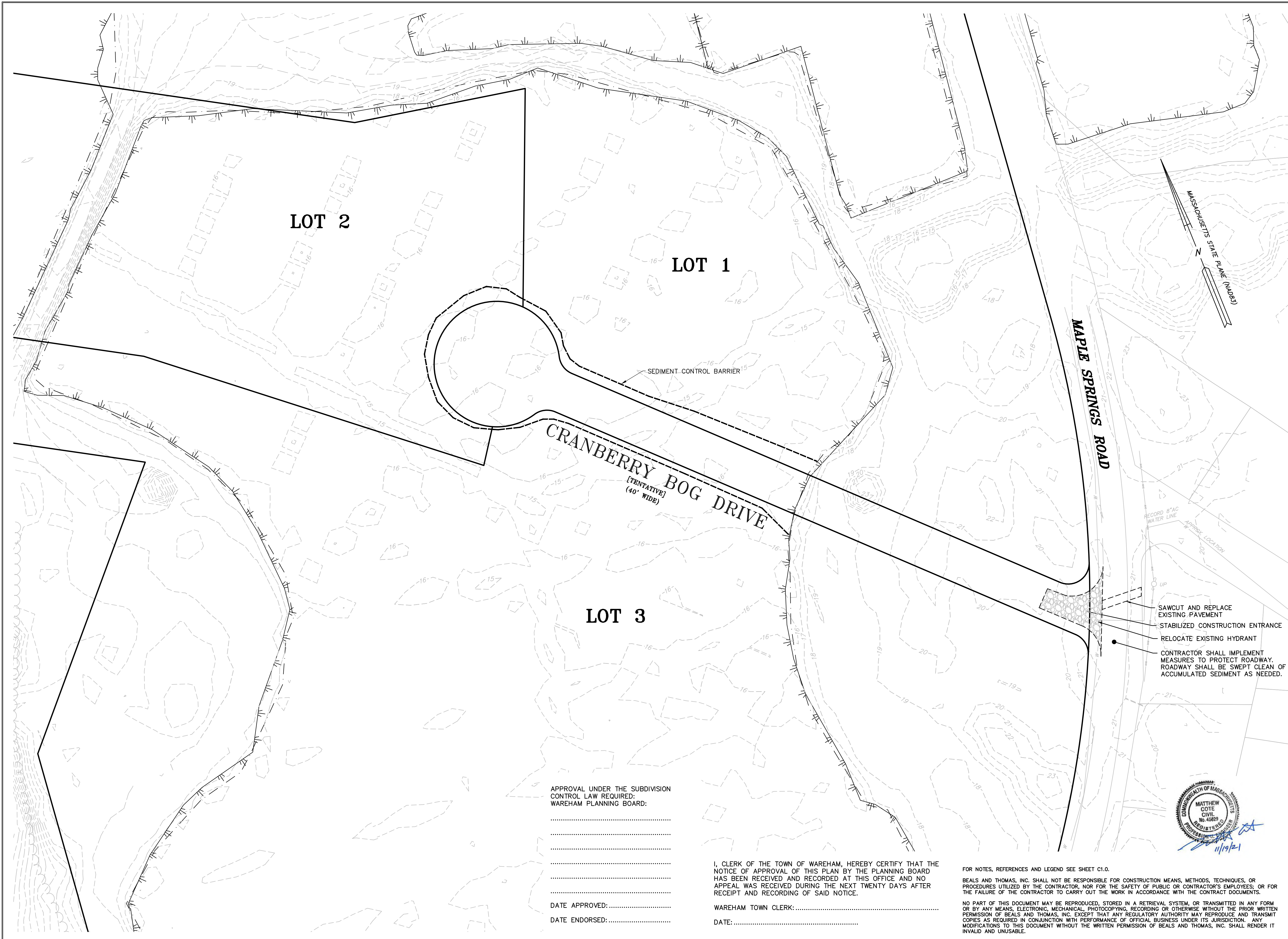
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
 0 MAPLE SPRINGS ROAD,
 0 PLYMOUTH ROAD, AND
 99C CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 200' DATE: NOVEMBER 19, 2021

TOPOGRAPHIC PLAN

B+T JOB NO. 1897.16
 PLAN NO.
 189716P066A-003 **TP-3**



LOT 2

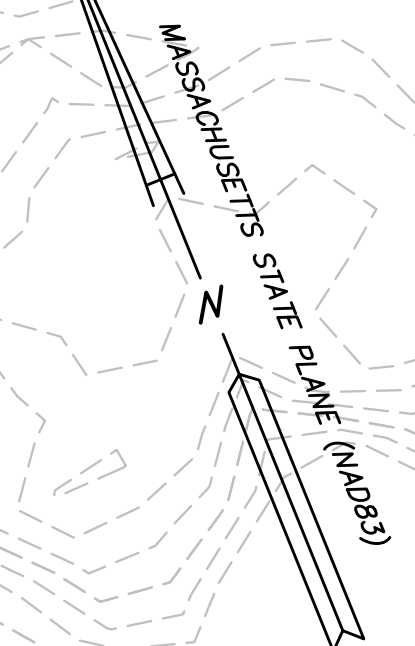
LOT 1

LOT 3

SEDIMENT CONTROL BARRIER

CRANBERRY BOG DRIVE
[TENTATIVE]
(40' WIDE)

MAPLE SPRINGS ROAD



- SAWOUT AND REPLACE EXISTING PAVEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- RELOCATE EXISTING HYDRANT
- CONTRACTOR SHALL IMPLEMENT MEASURES TO PROTECT ROADWAY. ROADWAY SHALL BE SWEEP CLEAN OF ACCUMULATED SEDIMENT AS NEEDED.

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

.....

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

I, CLERK OF THE TOWN OF WAREHAM, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

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

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

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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 48088/43 5047/237
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 CO-SURVEYOR:

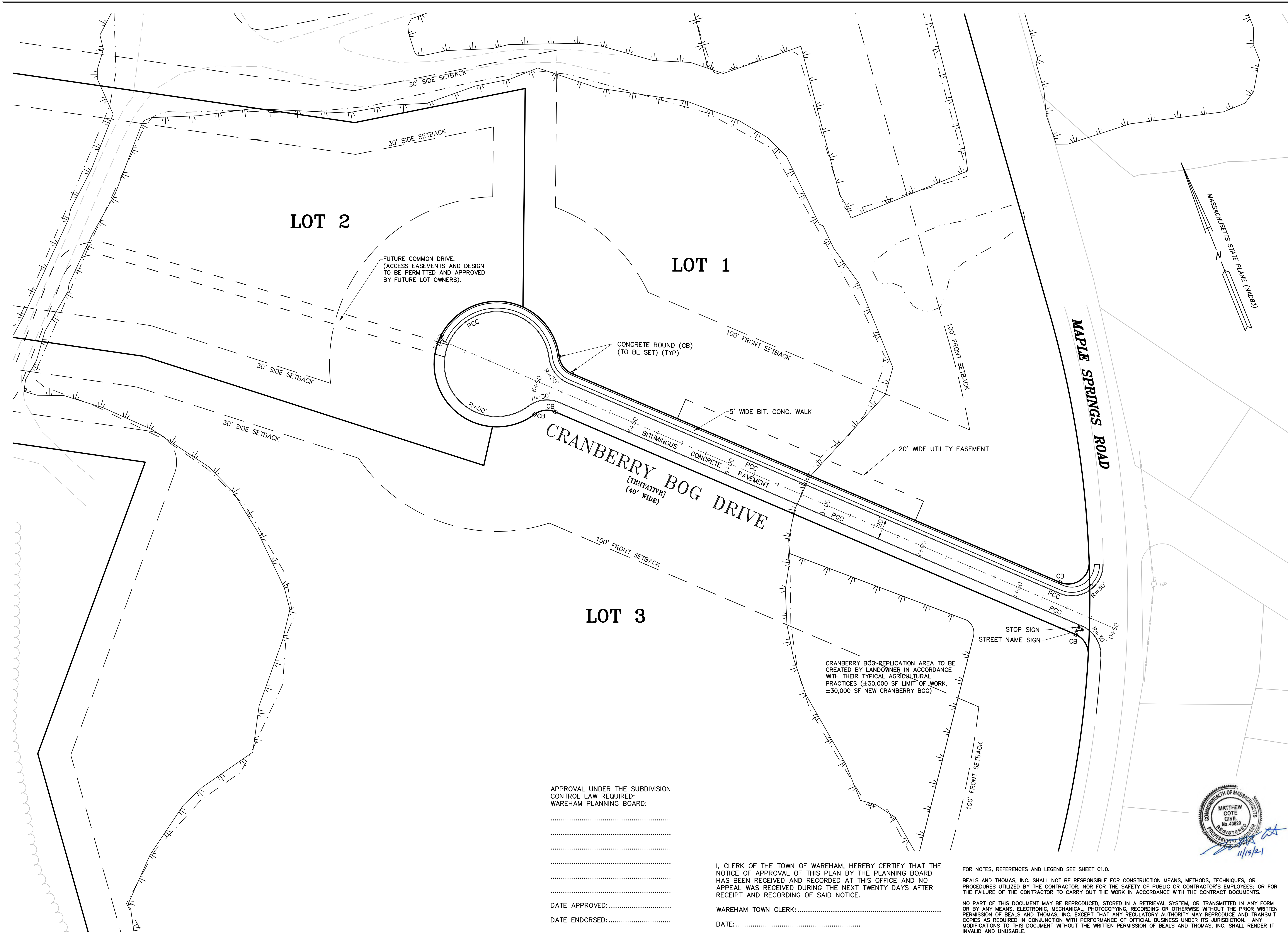
 NORTHEAST SURVEY CONSULTANTS
 116 PLEASANT ST., SUITE 302
 EASTHAMPTON, MA 01027
 (413) 203-5144

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ISSUE DATE	DESCRIPTION		
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PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
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 99C CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

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

SITE PREPARATION AND EROSION CONTROL PLAN
 B+T JOB NO. 1897.16
 B+T PLAN NO. 189716P067A-002
C4.0



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

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DES	DWN CHK'D APP'D

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DEFINITIVE SUBDIVISION PLAN OF
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 0 PLYMOUTH ROAD, AND
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 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

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

LAYOUT AND MATERIALS PLAN

B+T JOB NO. 1897.16

B+T PLAN NO. 189716P067A-003

C5.0

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

.....

DATE APPROVED:

DATE ENDORSED:

I, CLERK OF THE TOWN OF WAREHAM, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

WAREHAM TOWN CLERK:

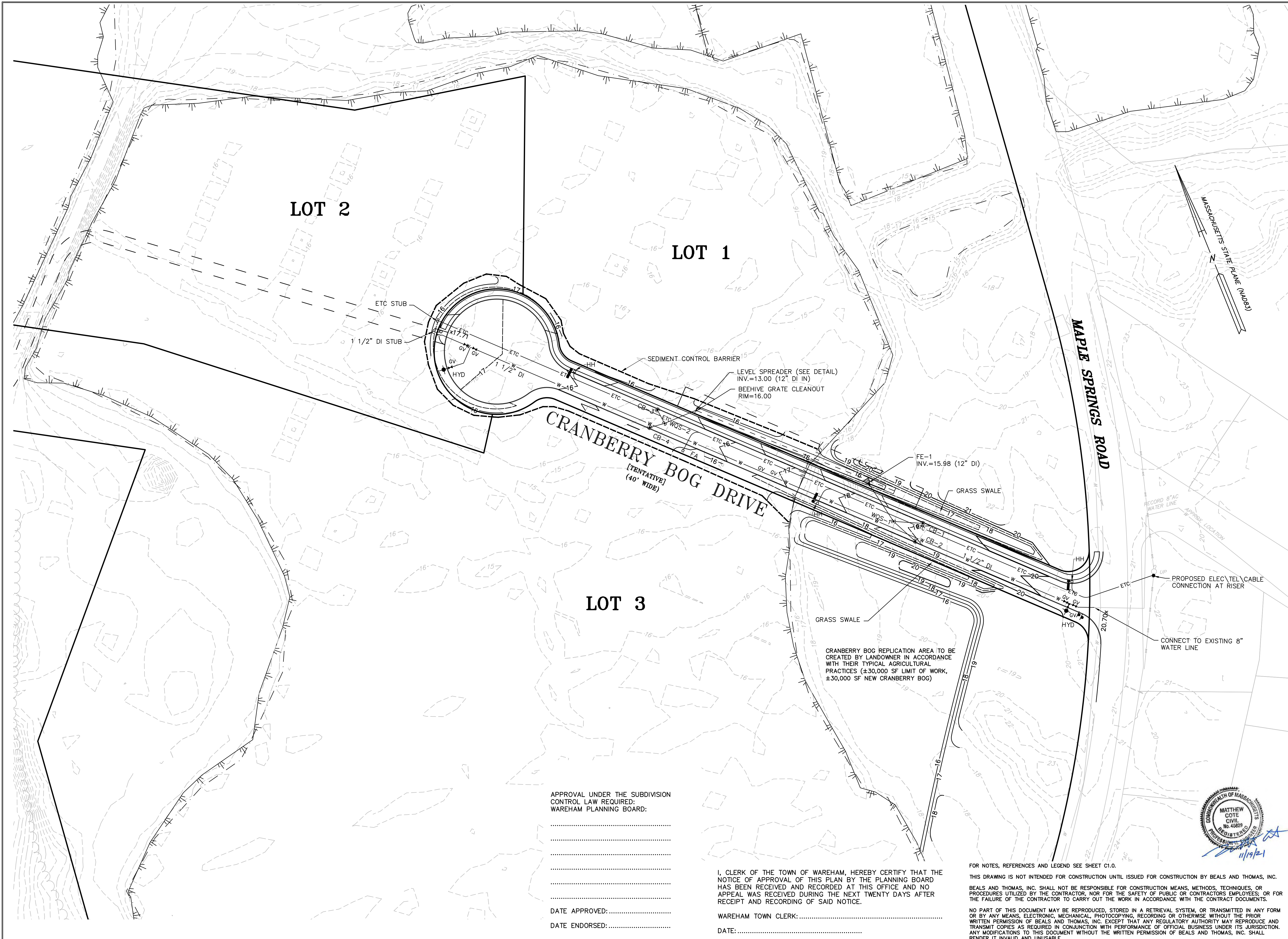
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PREPARED FOR:
A.D. MAKEPEACE COMPANY
 158 TIRONET ROAD
 WAREHAM, MASSACHUSETTS 02571
 508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 48088/43 5047/237
 ASSESSOR'S MAPS-LOTS
 115-1013 (OFF 0 MAPLE SPRINGS RD.)
 115-1014 (OFF 0 PLYMOUTH RD.)
 115-1015 (OFF 0 MAPLE SPRINGS RD.)
 115-1C6 (OFF 0 MAPLE SPRINGS RD.)
 126-3(aka 126-11 on Assessor's map)
 (0 PLYMOUTH RD.)

DAVID FLETCHER
 54813/235
 34514/232
 ASSESSOR'S MAPS-LOTS
 115-1010 (99C CHARGE POND RD.)
 115-1011 (OFF 0 MAPLE SPRINGS RD.)
 115-1012 (OFF 0 MAPLE SPRINGS RD.)



PLAN PREPARED BY:
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 (413) 203-5144

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

PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
 0 MAPLE SPRINGS ROAD,
 0 PLYMOUTH ROAD, AND
 99C CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

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

GRADING, DRAINAGE AND UTILITY PLAN

B+T JOB NO. 1897.16
 B+T PLAN NO. 189716P067A-004
C6.0

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

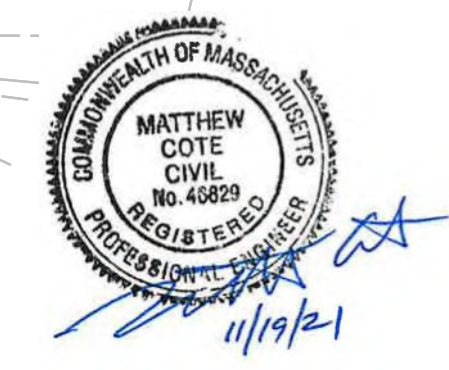
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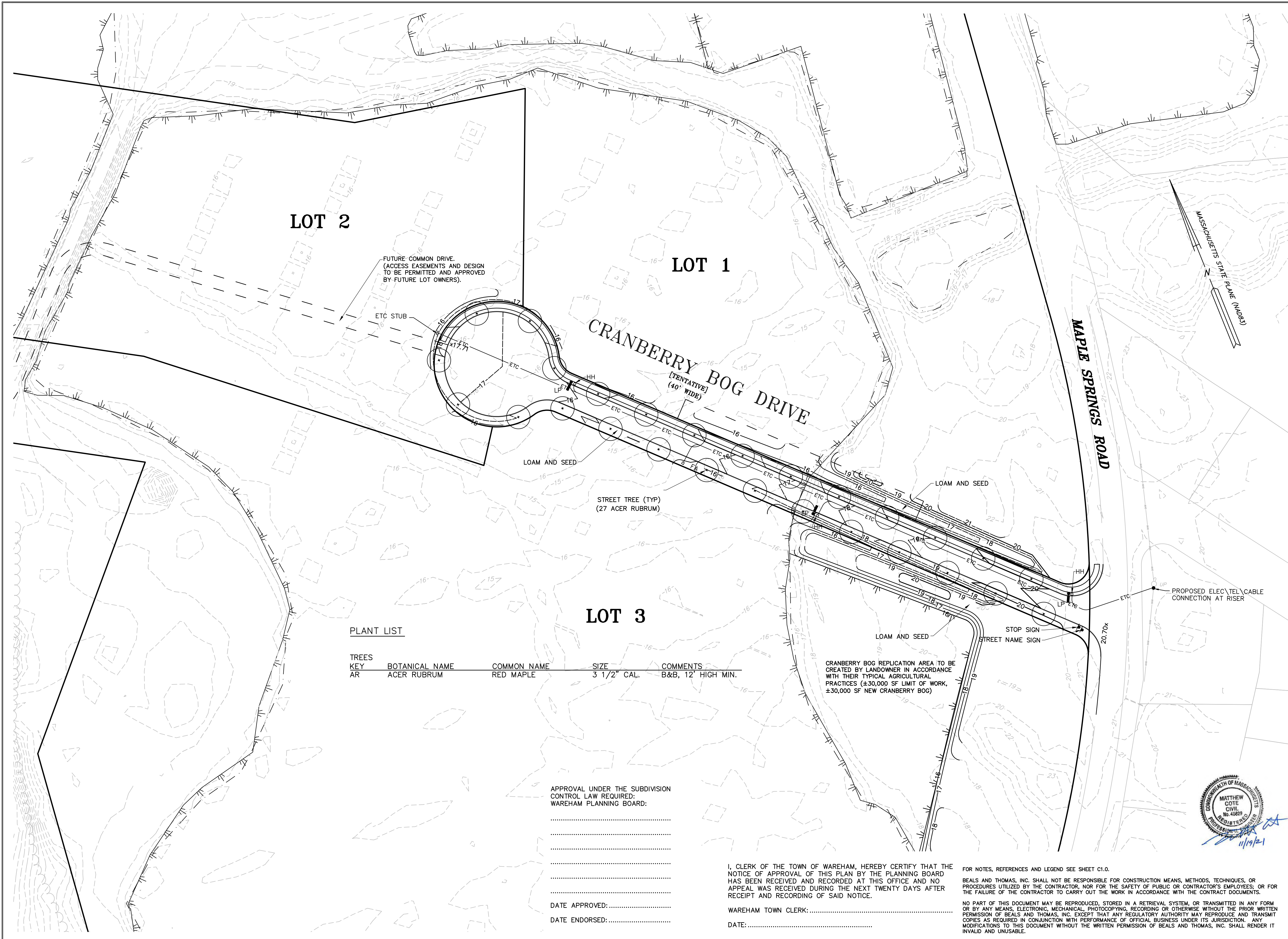
 DATE APPROVED:.....
 DATE ENDORSED:.....

I, CLERK OF THE TOWN OF WAREHAM, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

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

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508-295-1000

RECORD OWNER:
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SHEET INDEX
NOT TO SCALE

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PLAN PREPARED BY:
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(PLYMOUTH COUNTY)

SCALE: DATE: NOVEMBER 19, 2021

LANDSCAPE AND LIGHTING PLAN

B+T JOB NO. 1897.16

B+T PLAN NO. 189716P067A-005

C7.0

I, CLERK OF THE TOWN OF WAREHAM, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

WAREHAM TOWN CLERK:

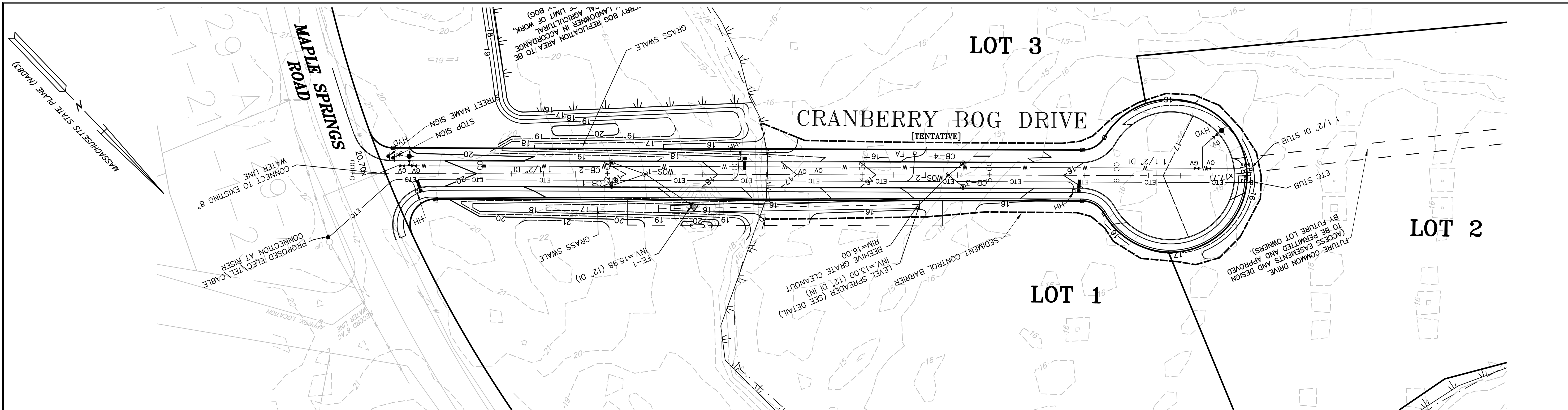
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FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

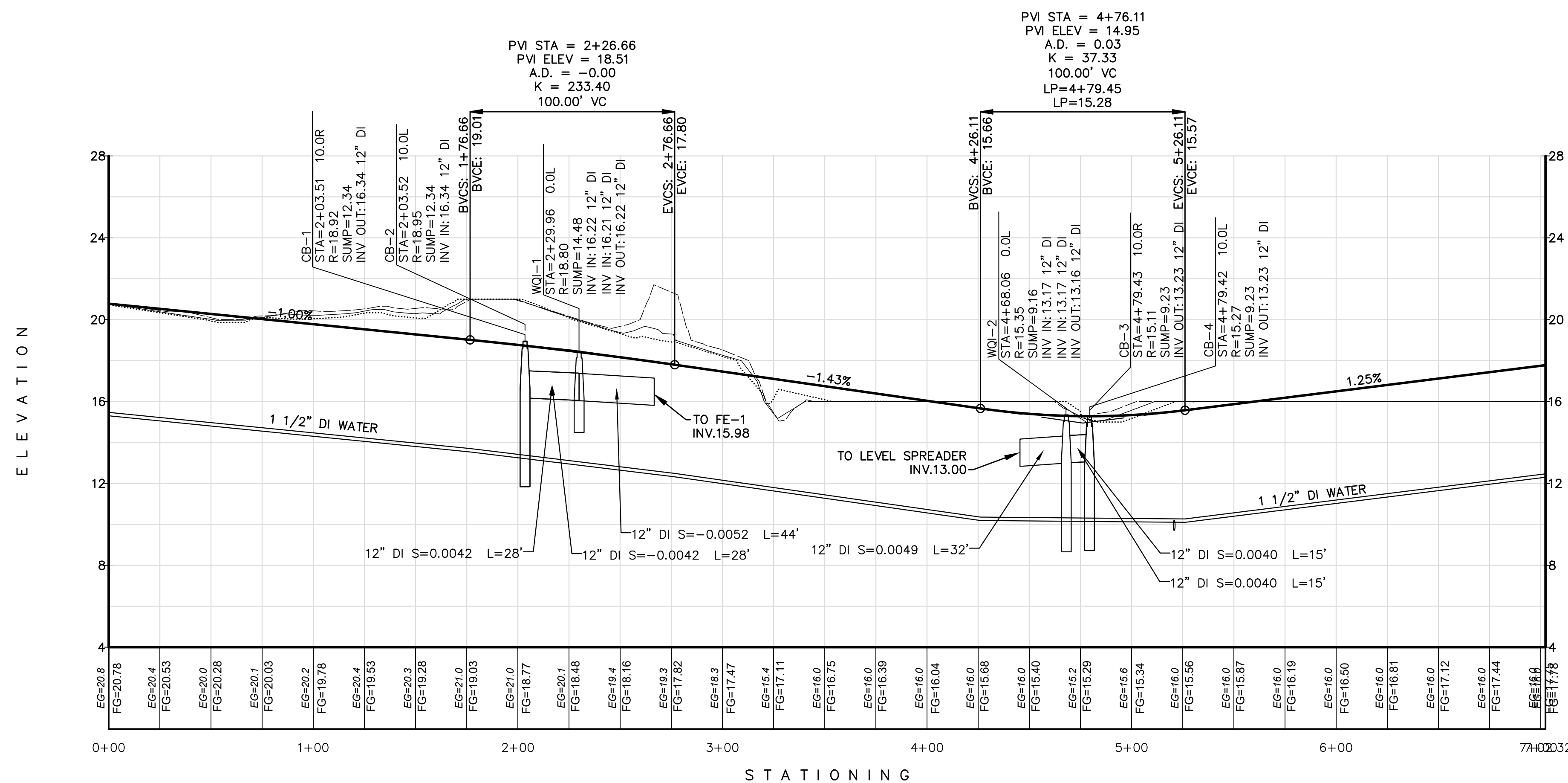
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PLAN VIEW
SCALE: 1" = 40'



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:

DATE APPROVED:

DATE ENDORSED:

I, CLERK OF THE TOWN OF WAREHAM, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

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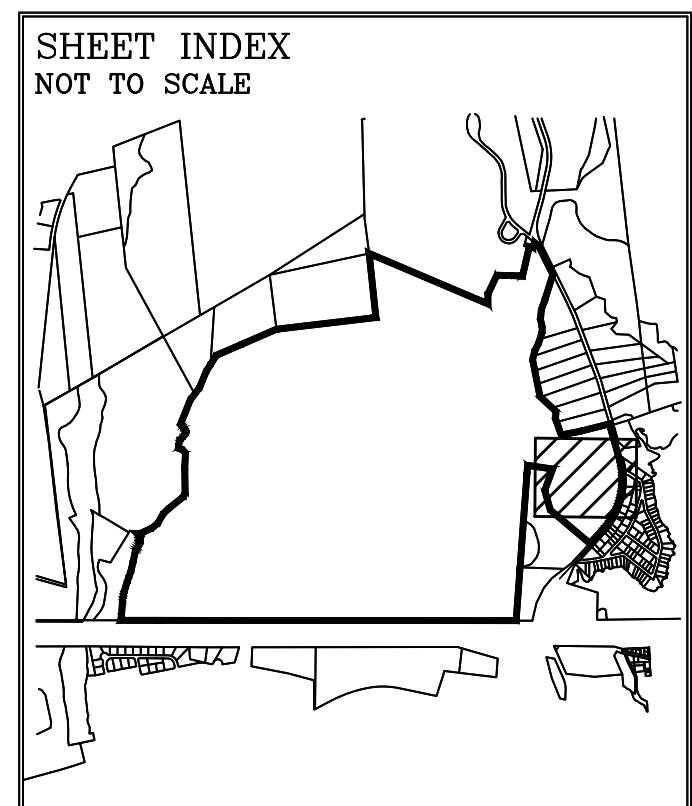
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A.D. MAKEPEACE COMPANY
158 TTHONET ROAD
WAREHAM, MASSACHUSETTS 02571
508-295-1000

RECORD OWNER:
A.D. MAKEPEACE COMPANY
48088/43 5047/237
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ISSUE DATE	DESCRIPTION		
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IN
WAREHAM, MASSACHUSETTS
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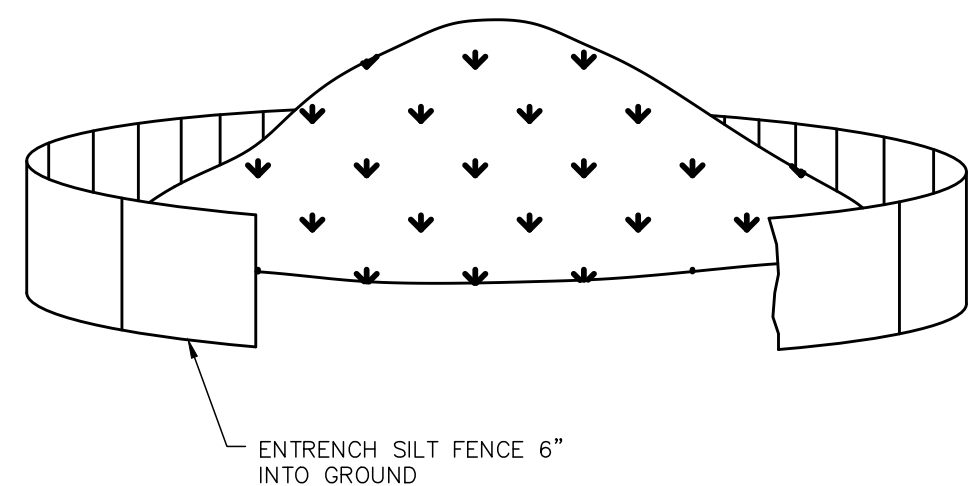
SCALE: AS NOTED DATE: NOVEMBER 19, 2021

ROAD NAME PLAN AND PROFILE

B+T JOB NO. 1897.16

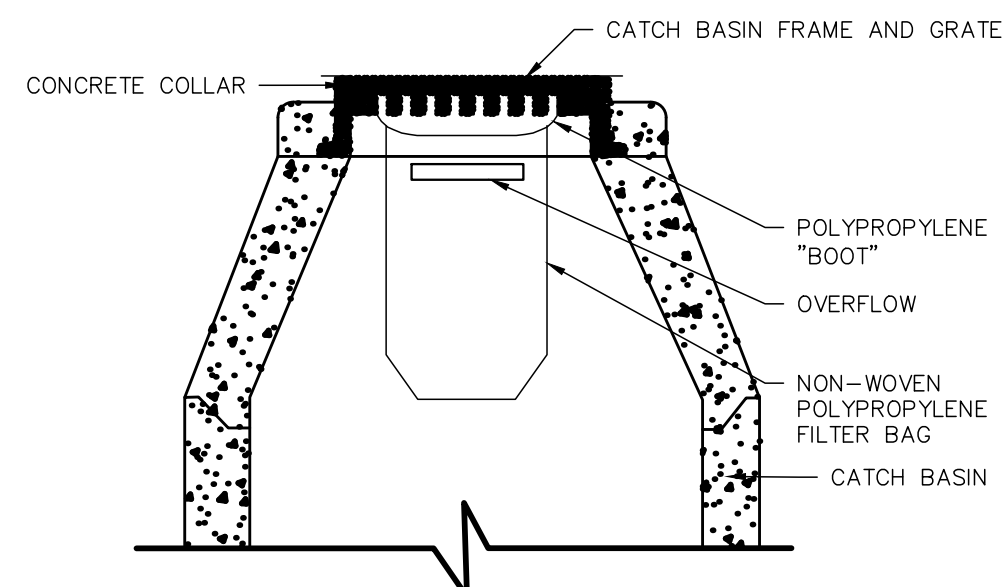
B+T PLAN NO. 189716P067A-006

C8.0



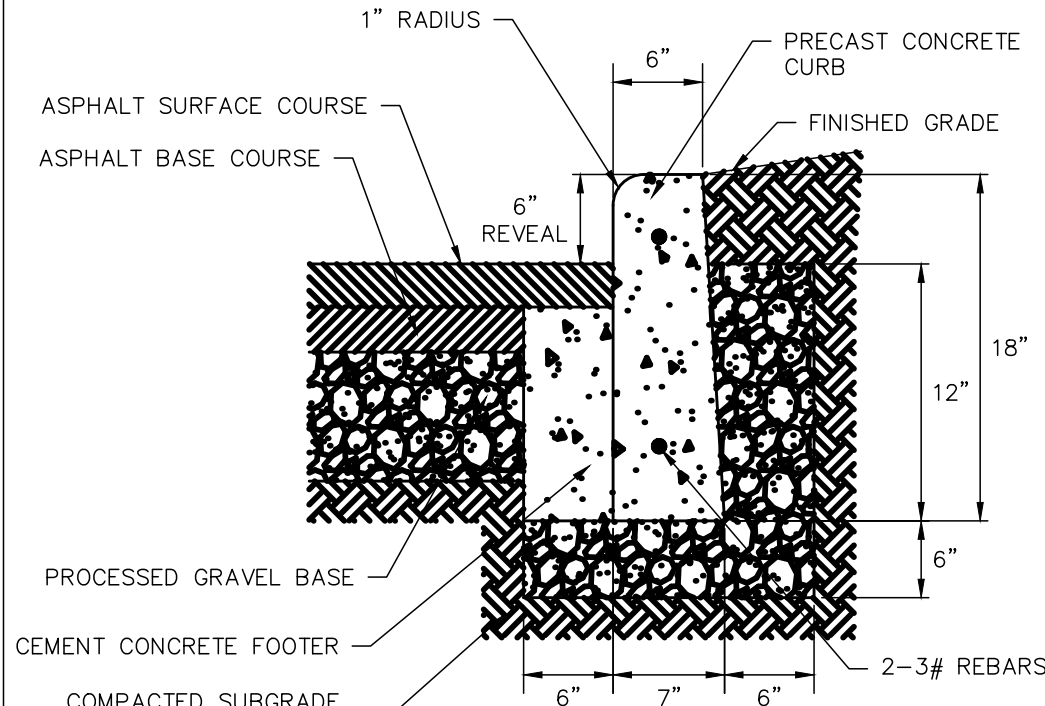
NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

SOIL STOCKPILE
NOT TO SCALE



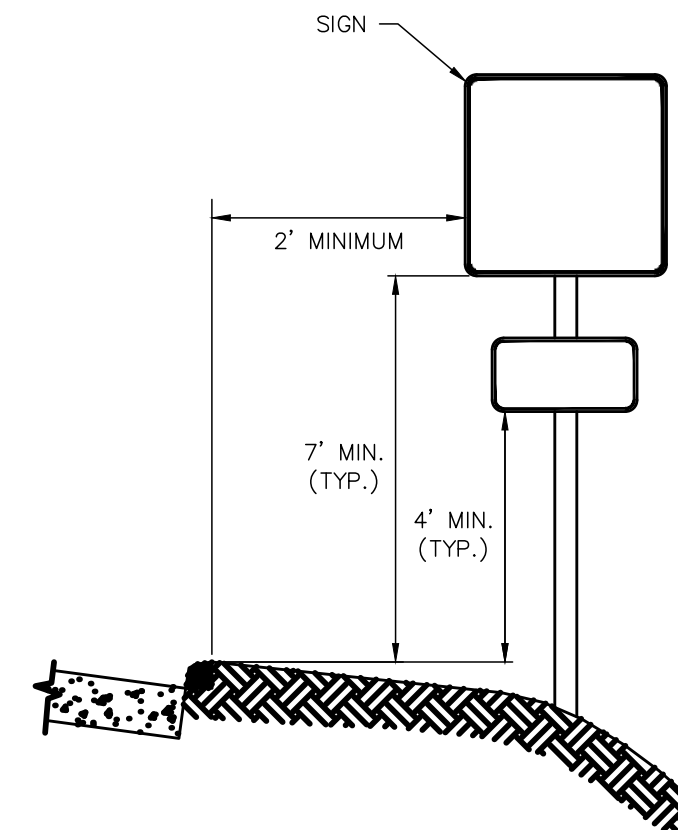
NOTES:
1. TO BE INSTALLED IN CATCH BASINS IN TRAFFIC AREAS UNTIL COMPLETION OF CONSTRUCTION.
2. BOOT ADAPTER MAY BE TRIMMED TO SIZE.

FILTER BAG
NOT TO SCALE

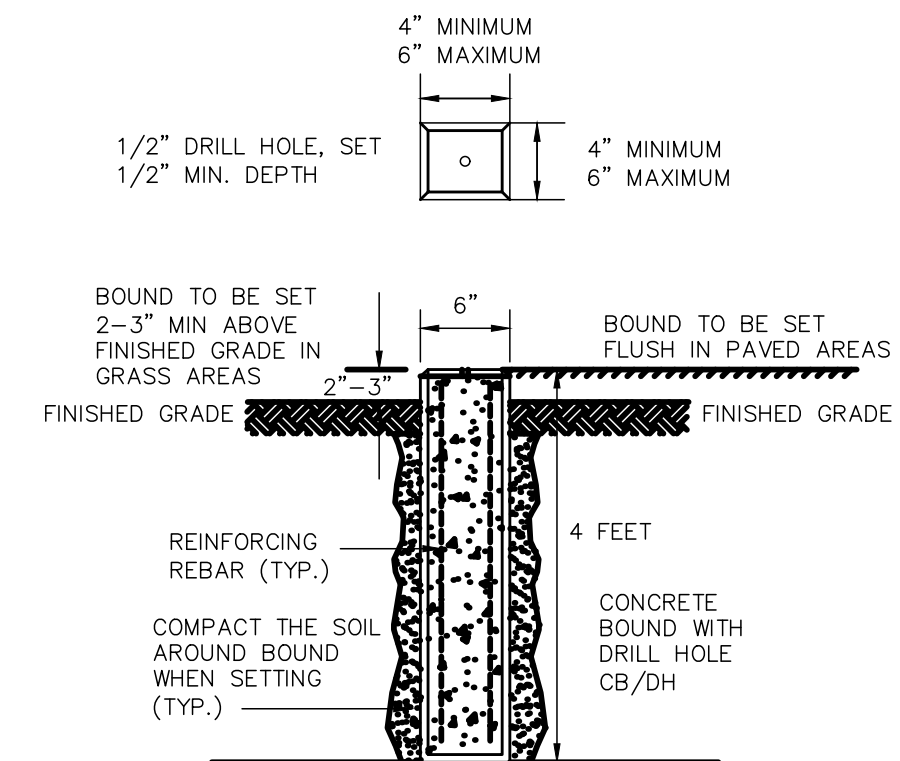


PROVIDE 1/4" EXPANSION JOINTS AT 12' O.C.

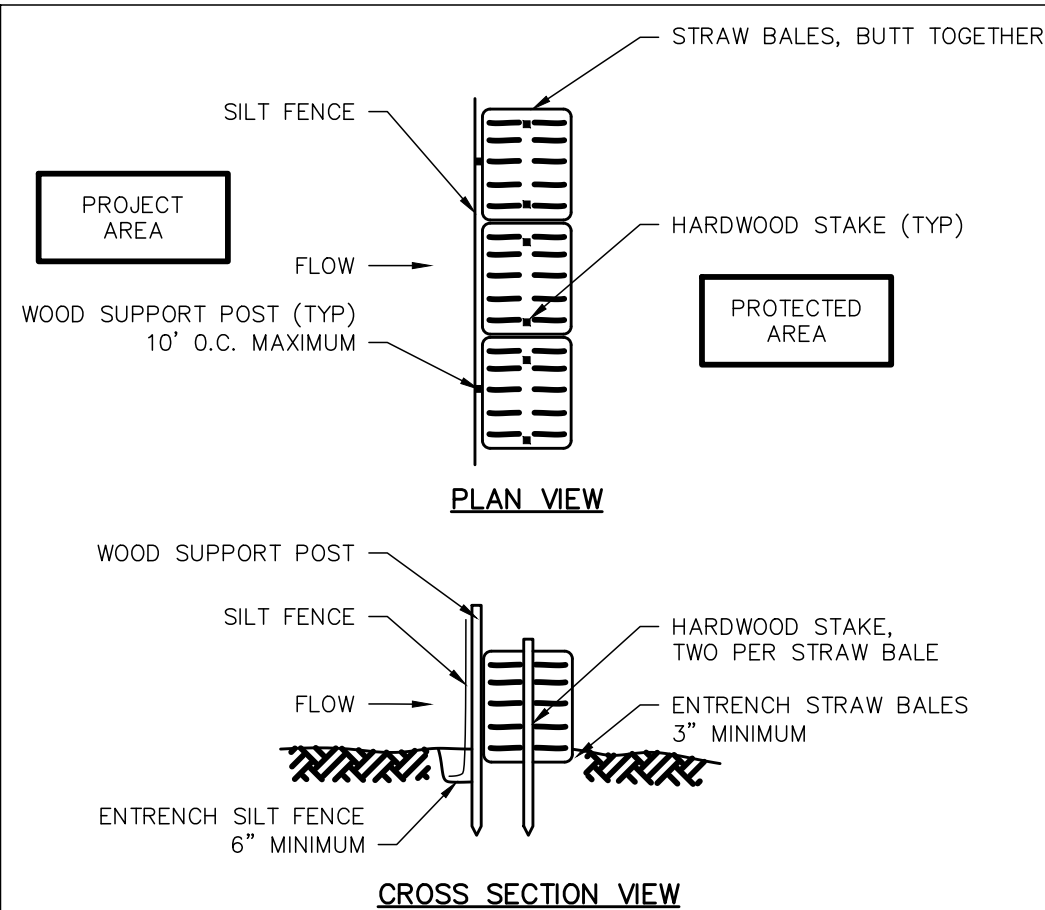
PRECAST CONCRETE CURB
NOT TO SCALE



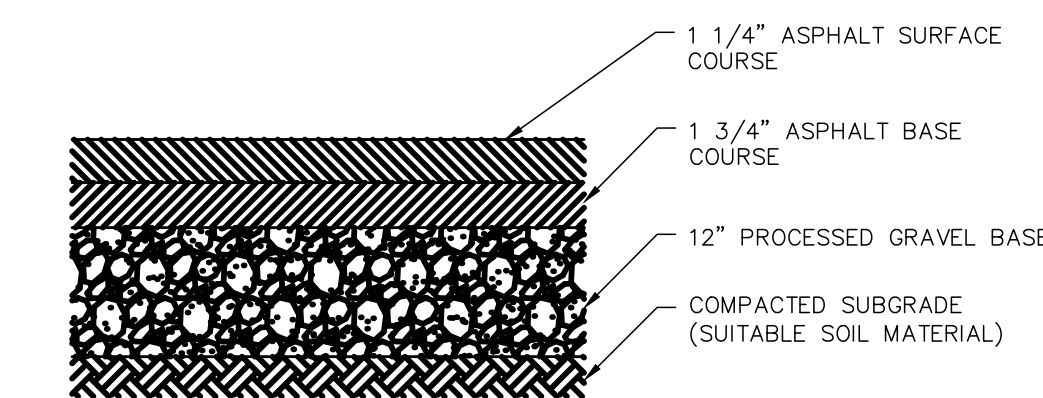
SIGN WITH ADVISORY DISTANCE PLATE
NOT TO SCALE



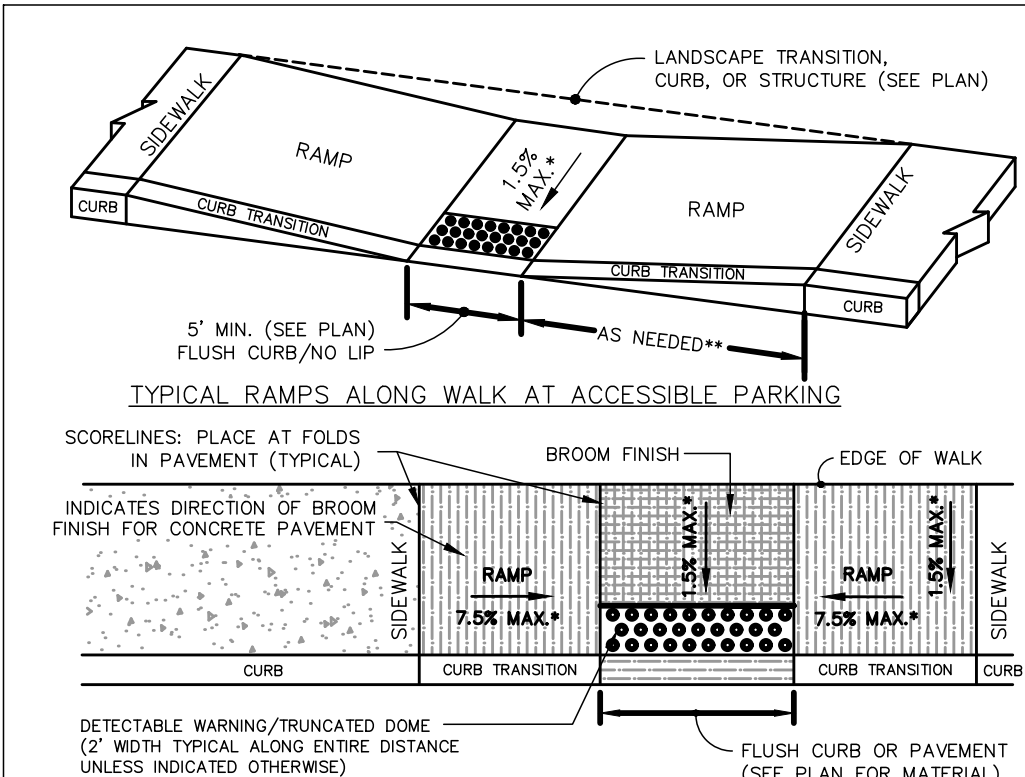
CONCRETE BOUND DETAIL
NOT TO SCALE



SEDIMENT CONTROL BARRIER
NOT TO SCALE

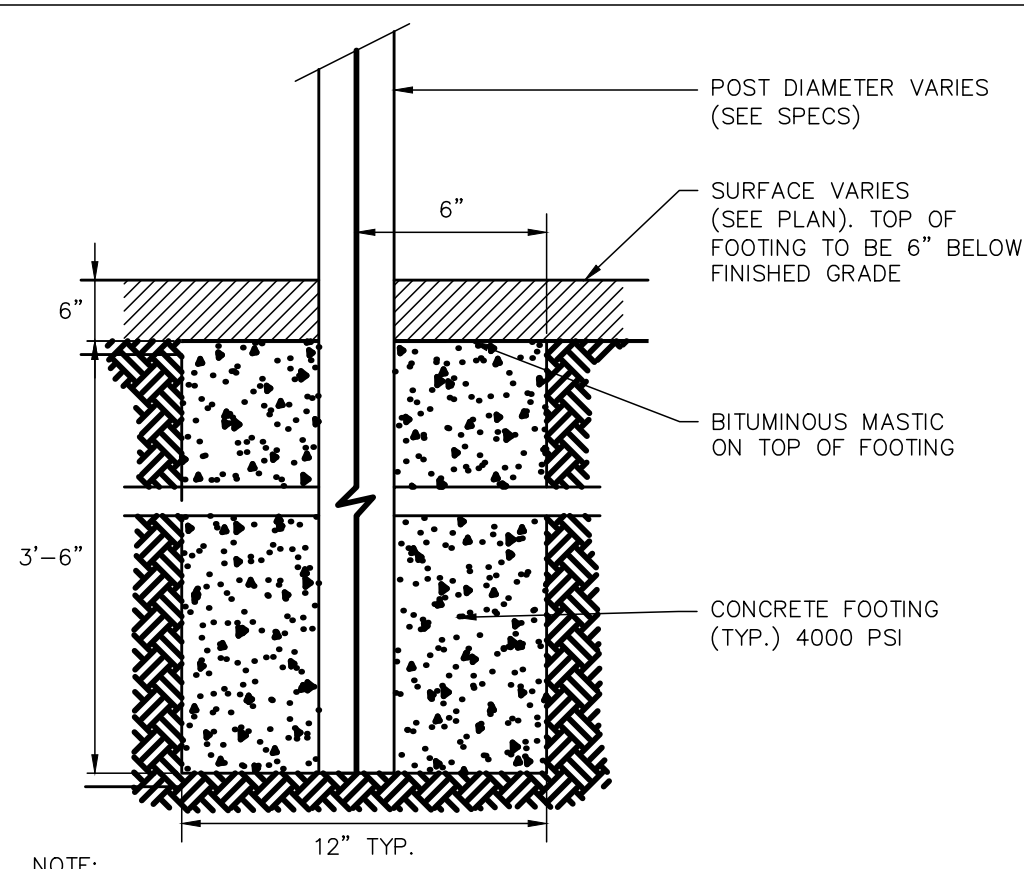


BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



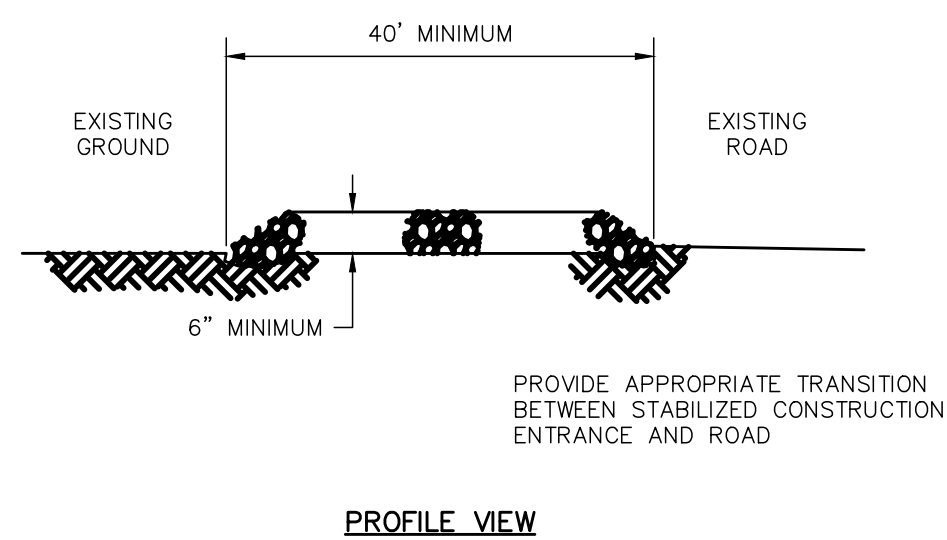
PLAN NOTES:
1. RAMP SURFACE SHALL BE NON-SLIP AND ROUGHENED AS SHOWN IN PLAN.
2. DETECTABLE WARNING/TRUNCATED DOME PER ADA SEC. 4.29.2 (USE RETROFIT TILES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL).
* TOLERANCE FOR CONSTRUCTION ±0.5%
** LENGTH OF CURB TRANSITIONS VARY BASED ON SLOPE OF PAVEMENT AND HEIGHT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

CURB RAMP DETAILS
SEE PLAN FOR TYPE AND LOCATIONS

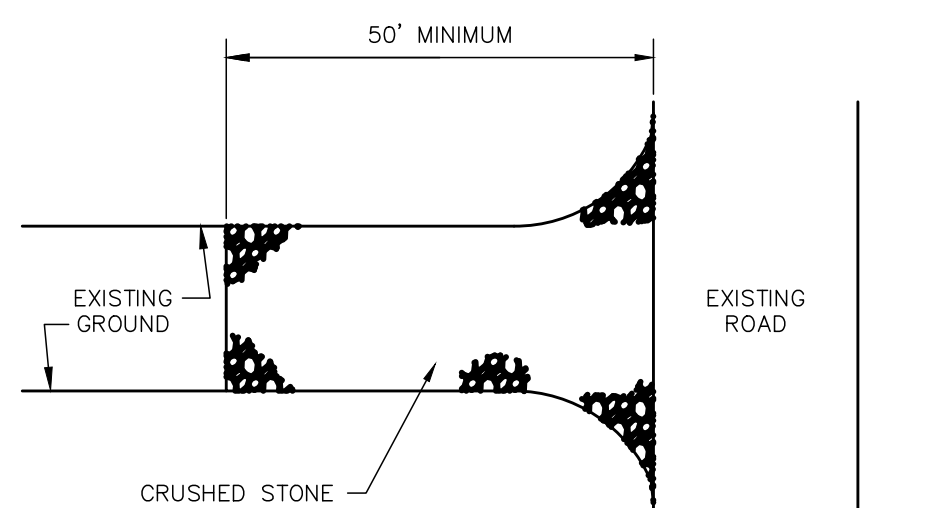


NOTE: WHEN LOCATED OVER BEDROCK, PROVIDE A 4" CORED HOLE TO RECEIVE THE POST. FILL WITH NON-SHRINK GROUT

CONCRETE POST & FOOTING DETAIL
NOT TO SCALE



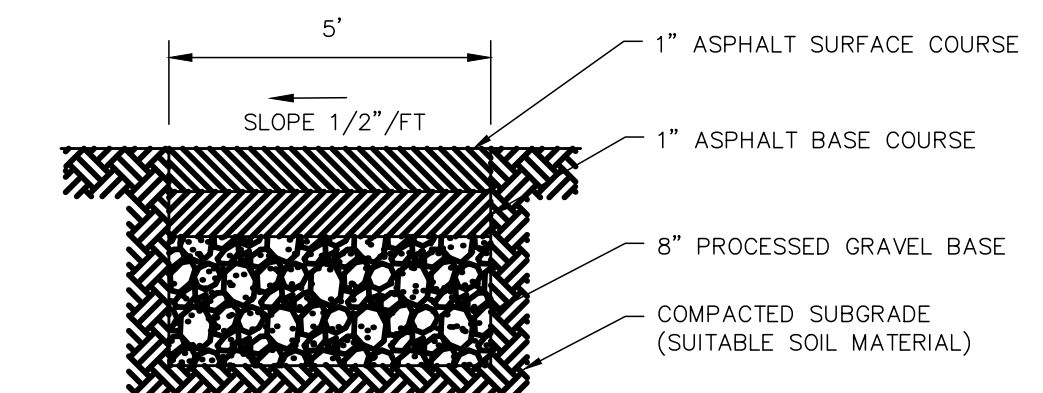
PROFILE VIEW



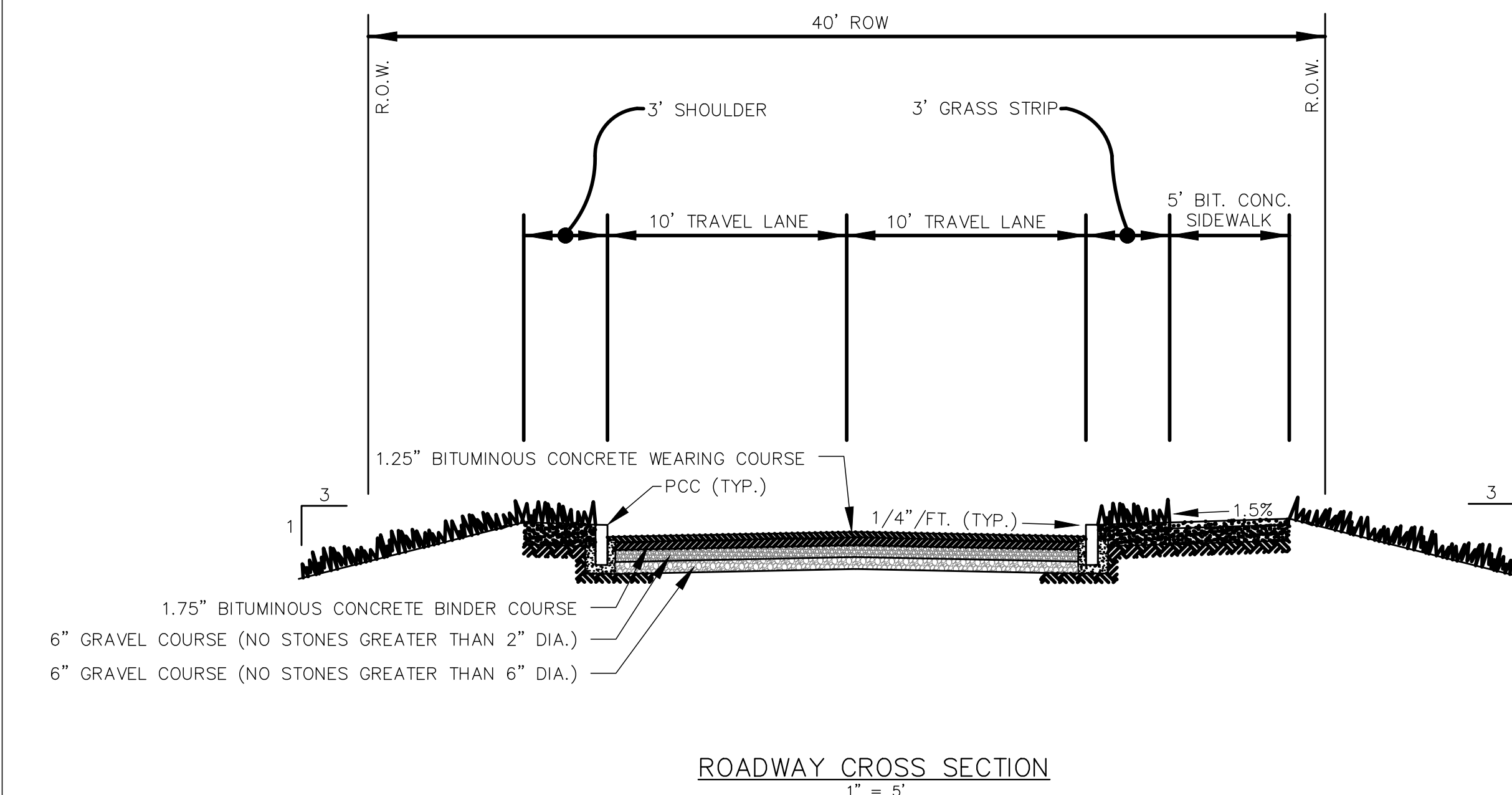
PLAN VIEW

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

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



ROADWAY CROSS SECTION
1" = 5'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
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:

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

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SCALE: AS SHOWN DATE: NOVEMBER 19, 2021

SITE DETAILS

B+T JOB NO. 1897.16
B+T PLAN NO. 189716P064A-003
C9.0

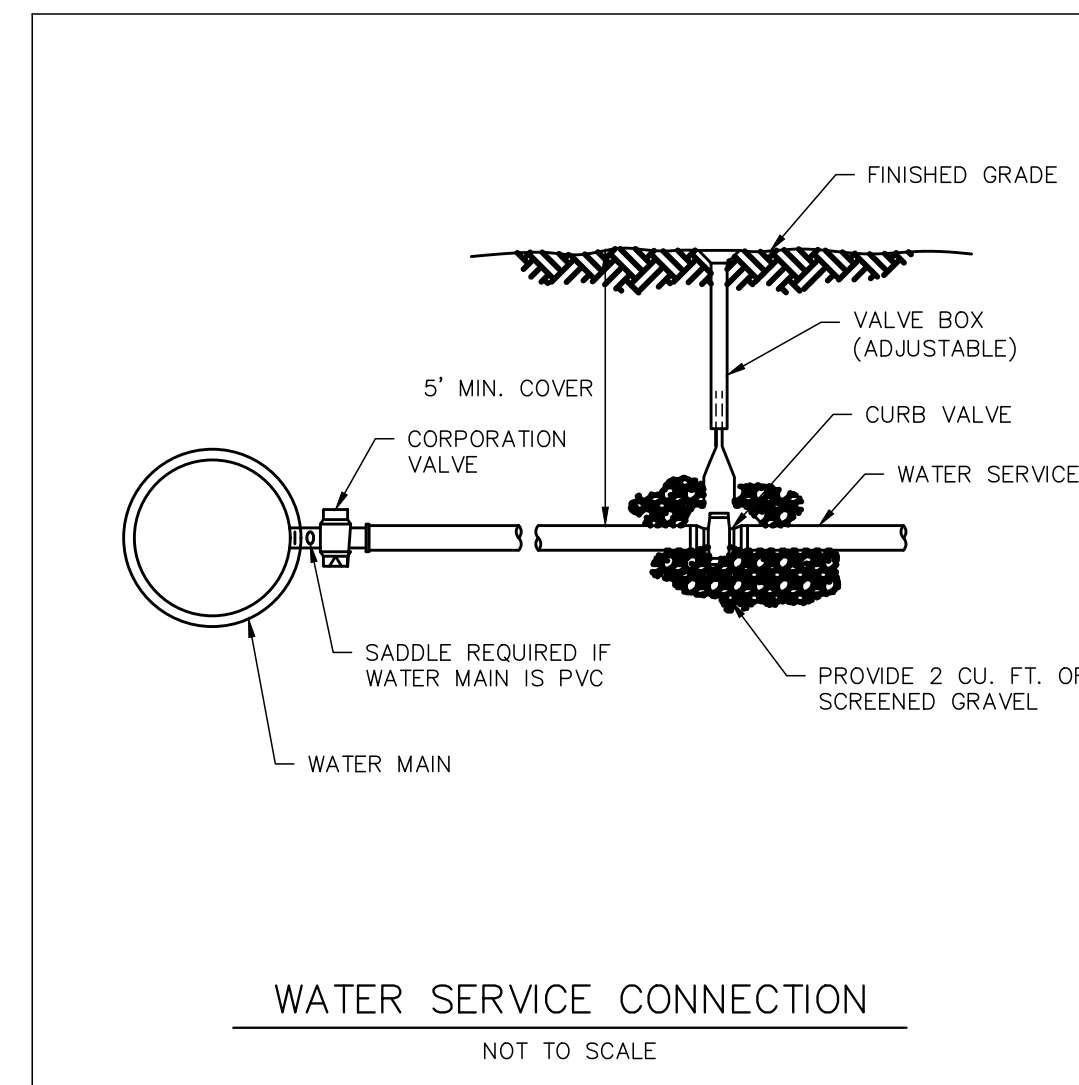
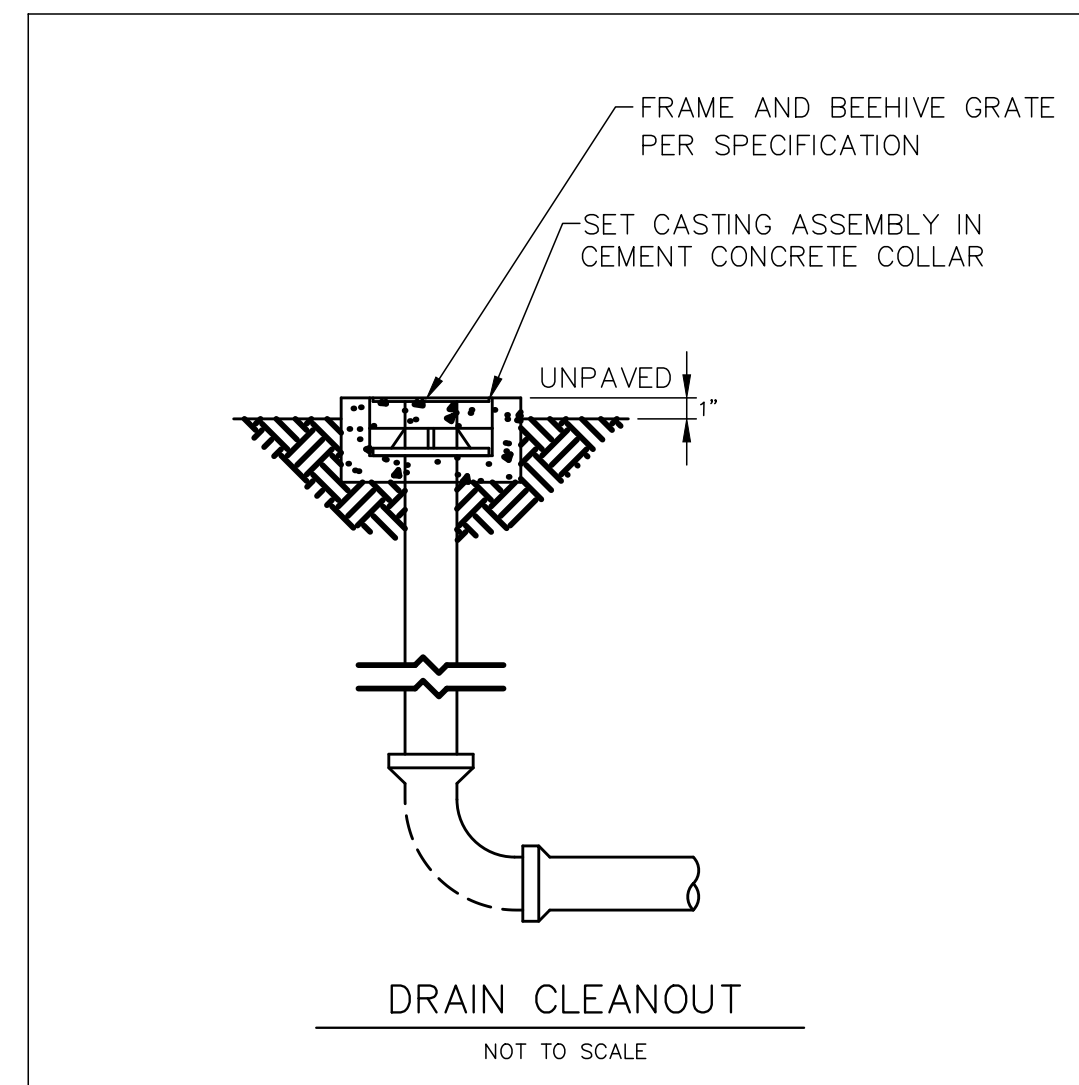
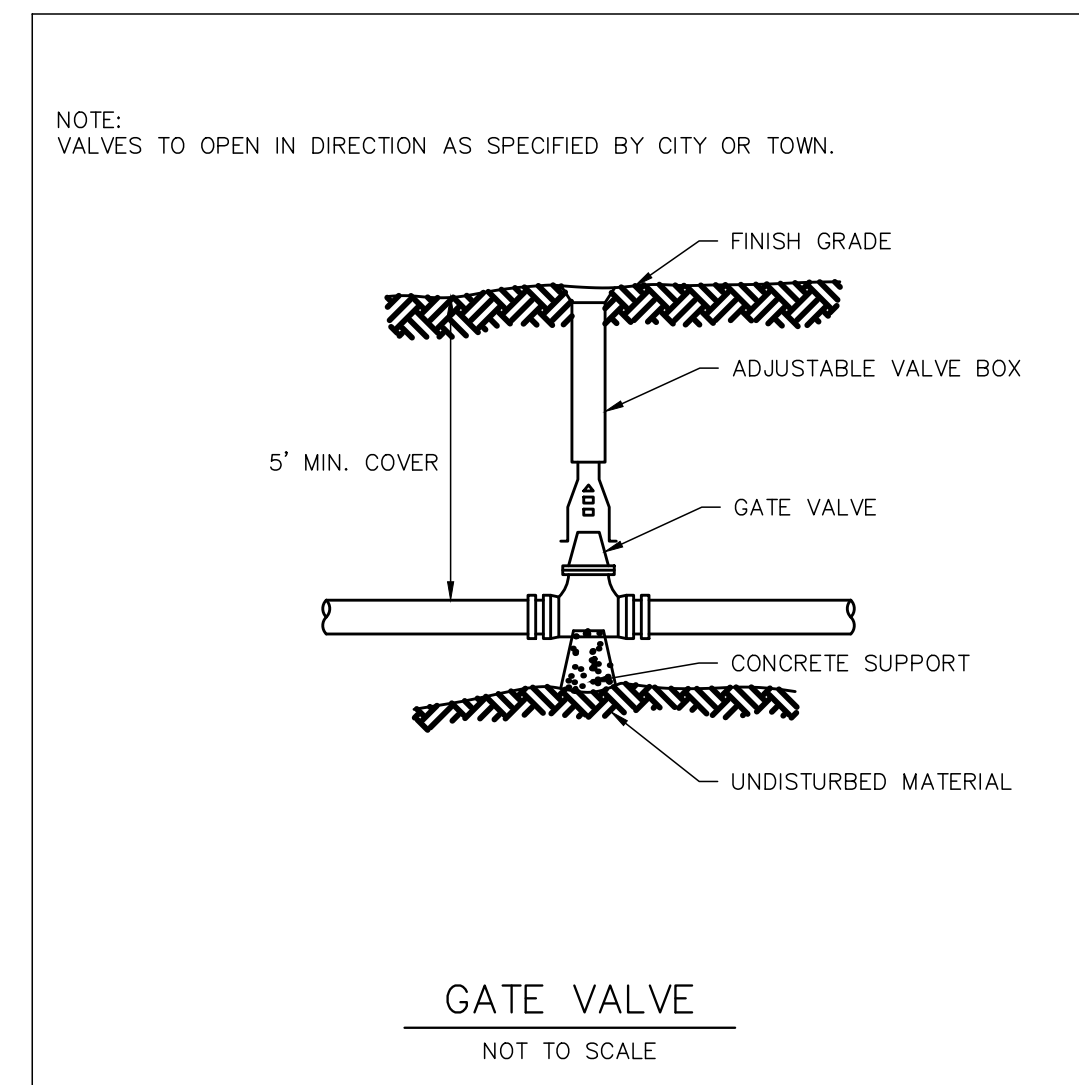
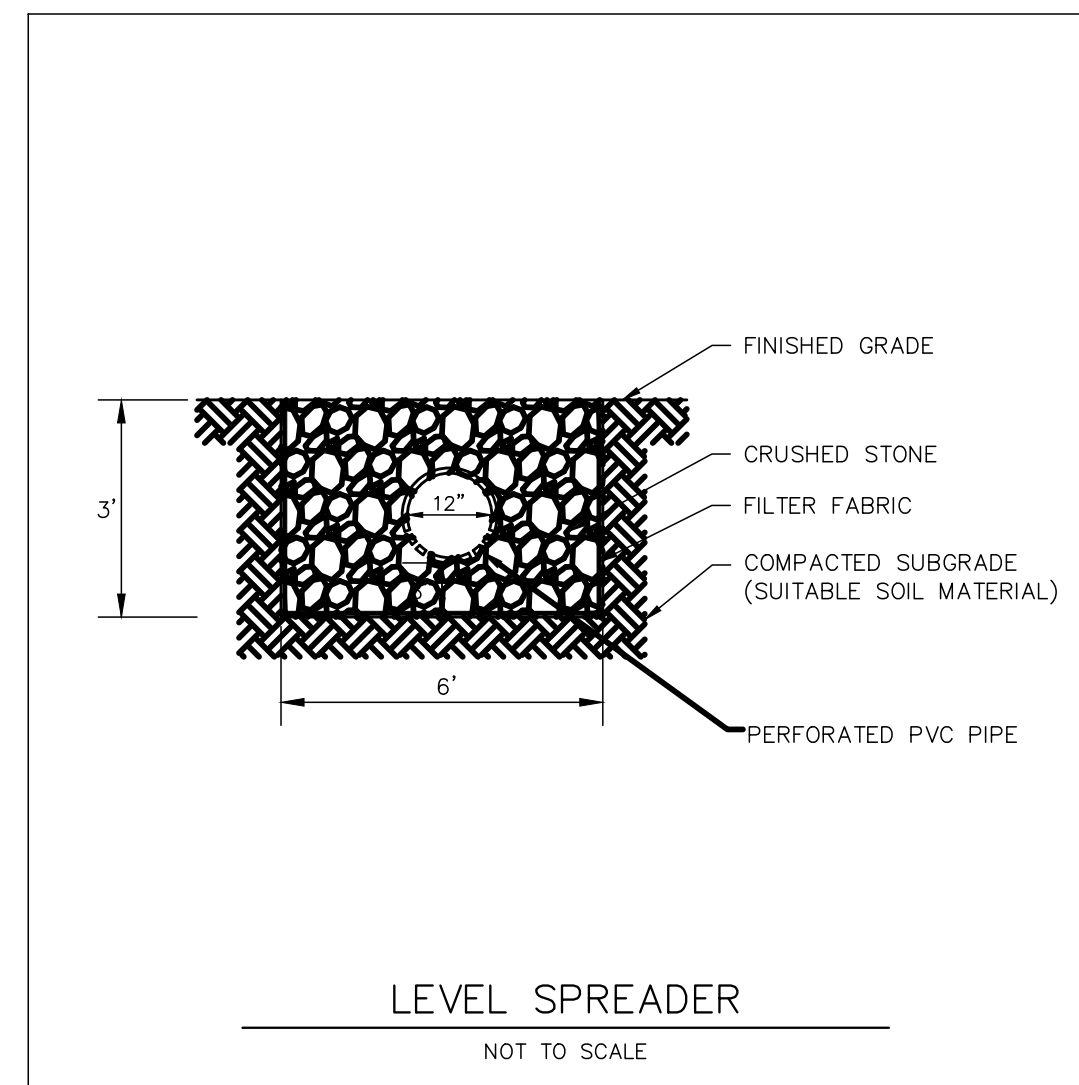
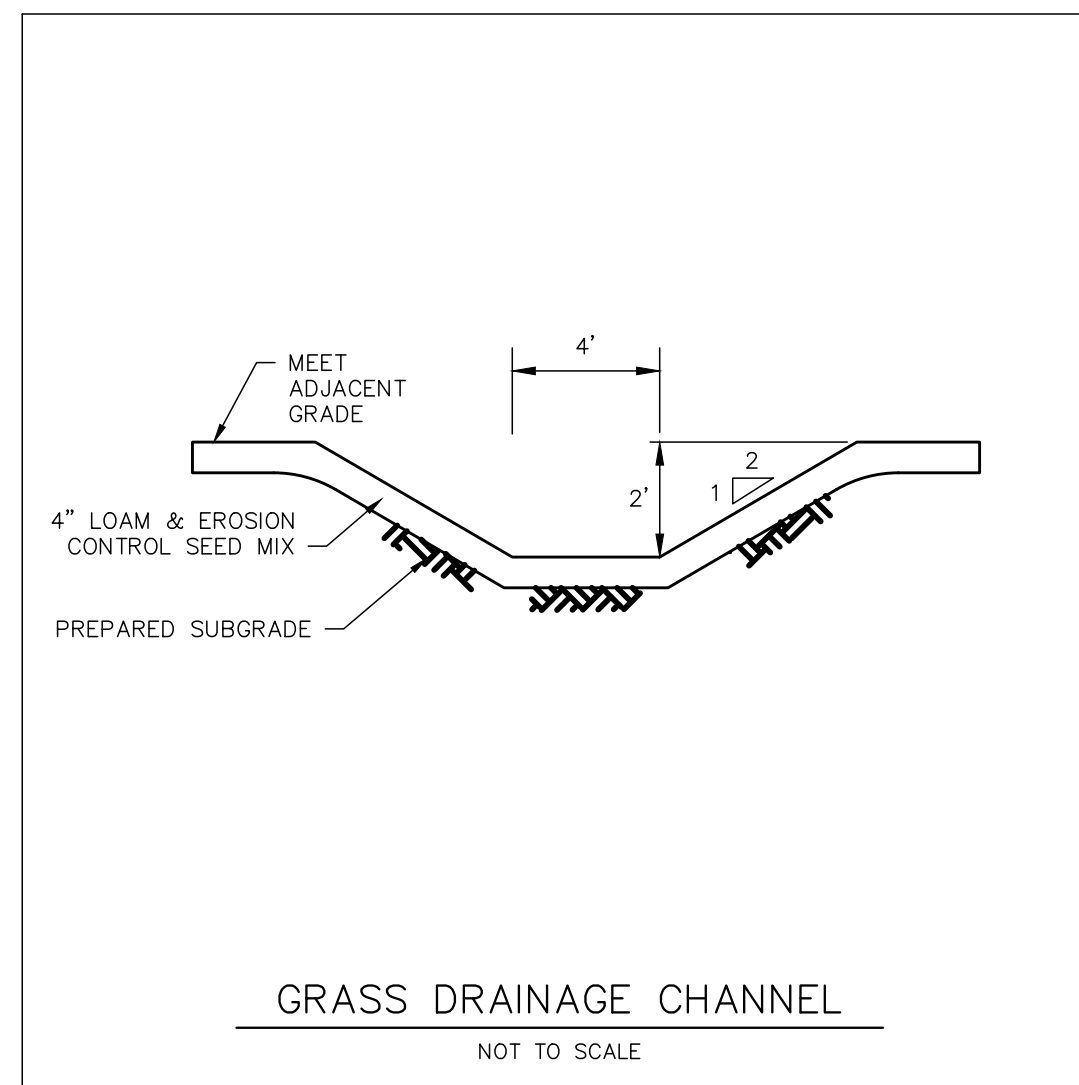
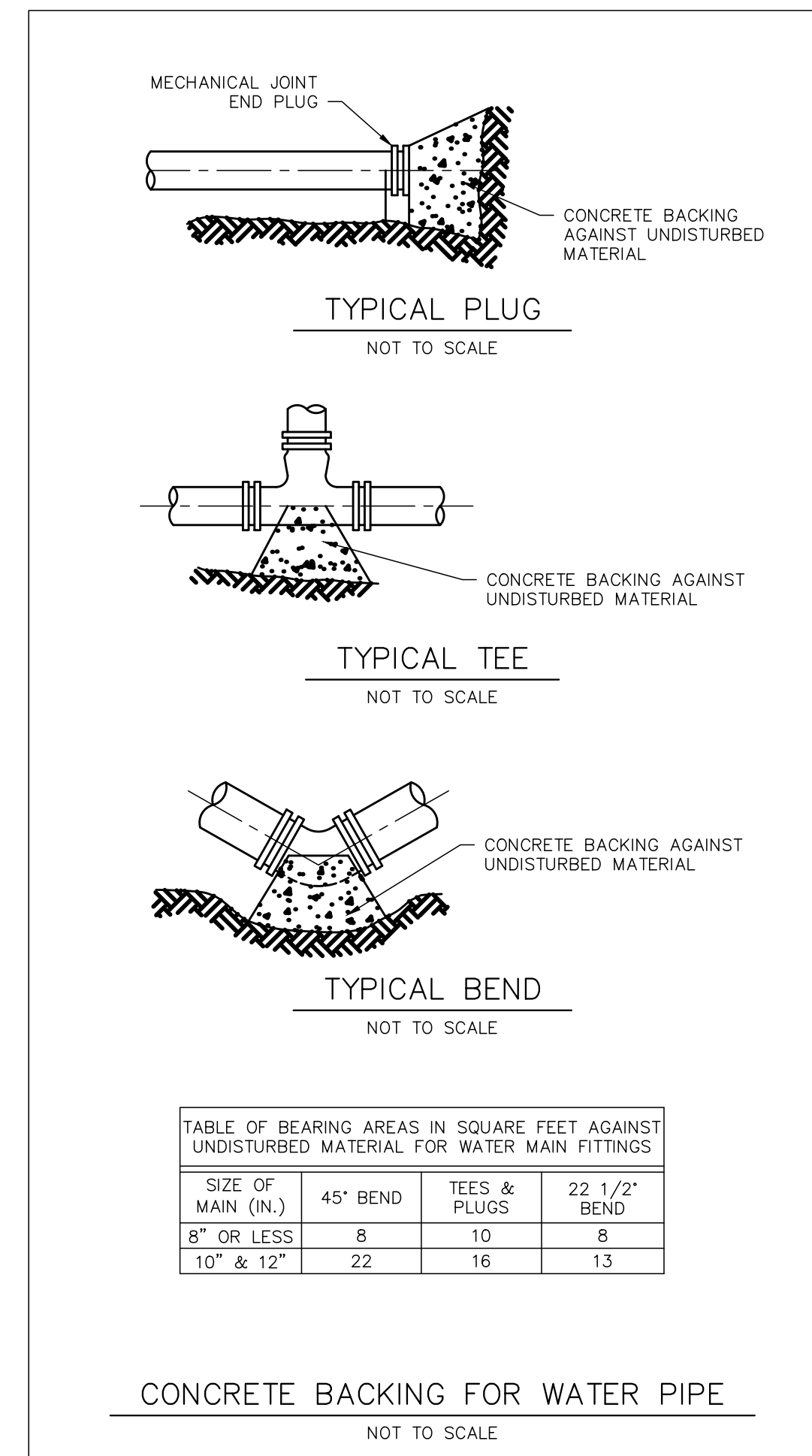
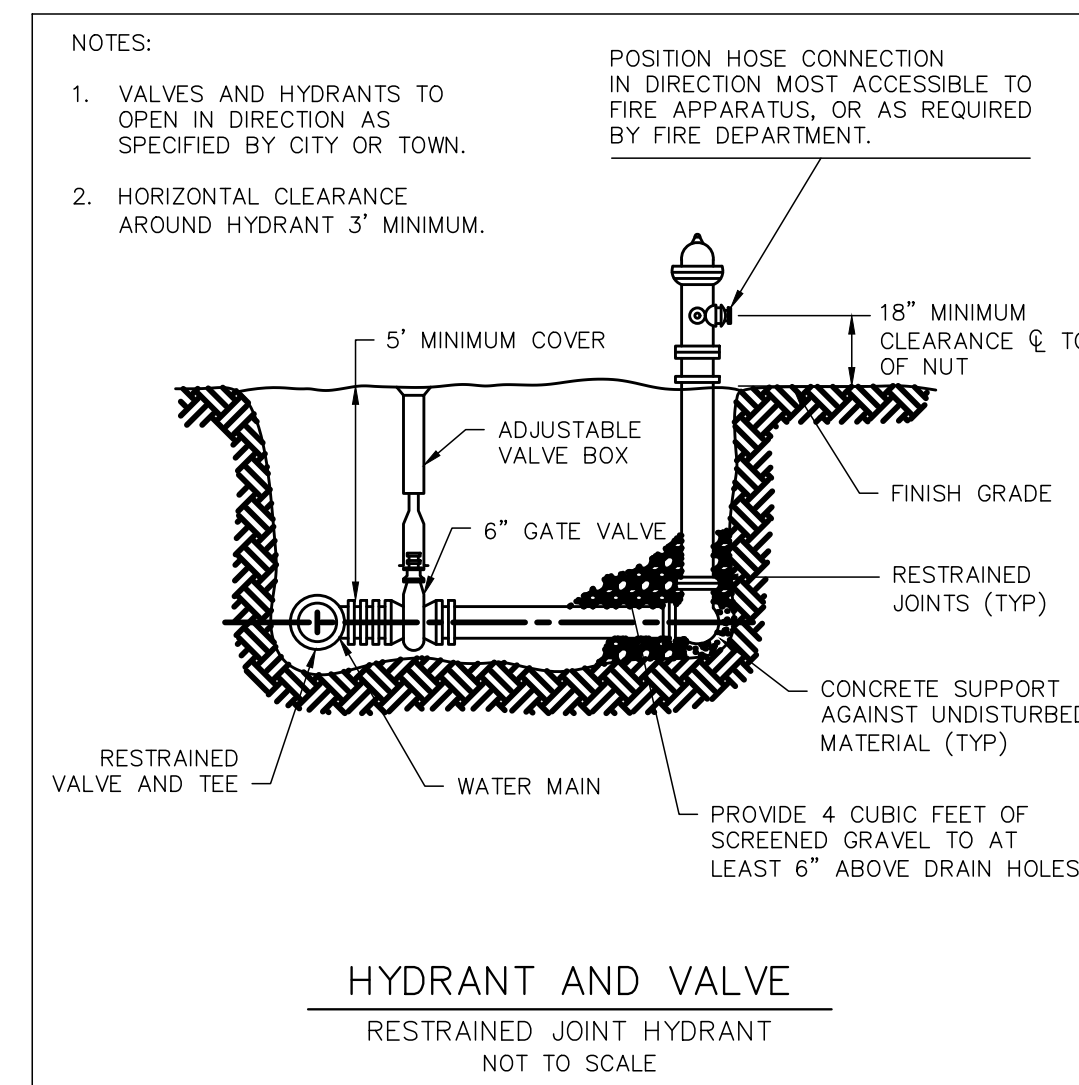
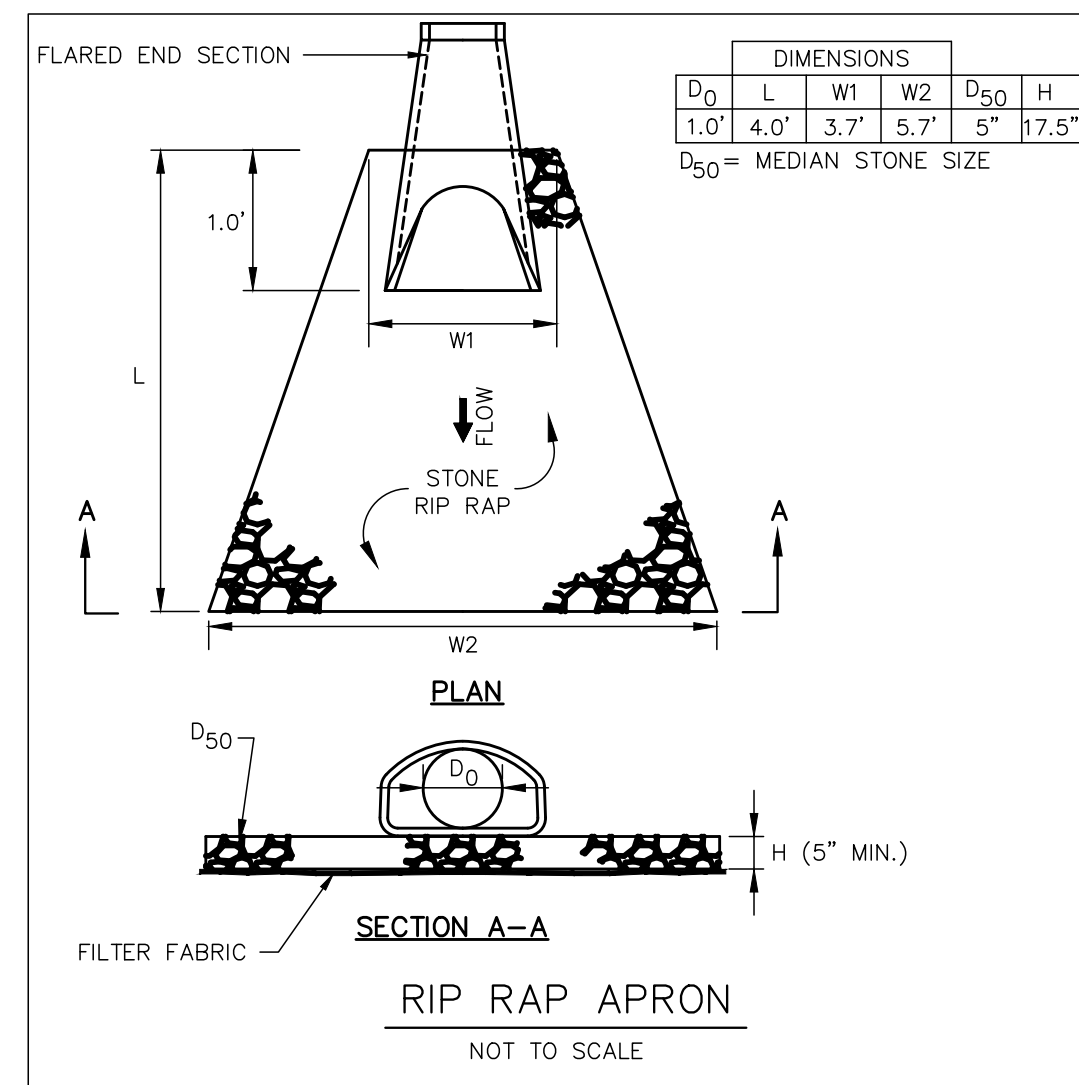
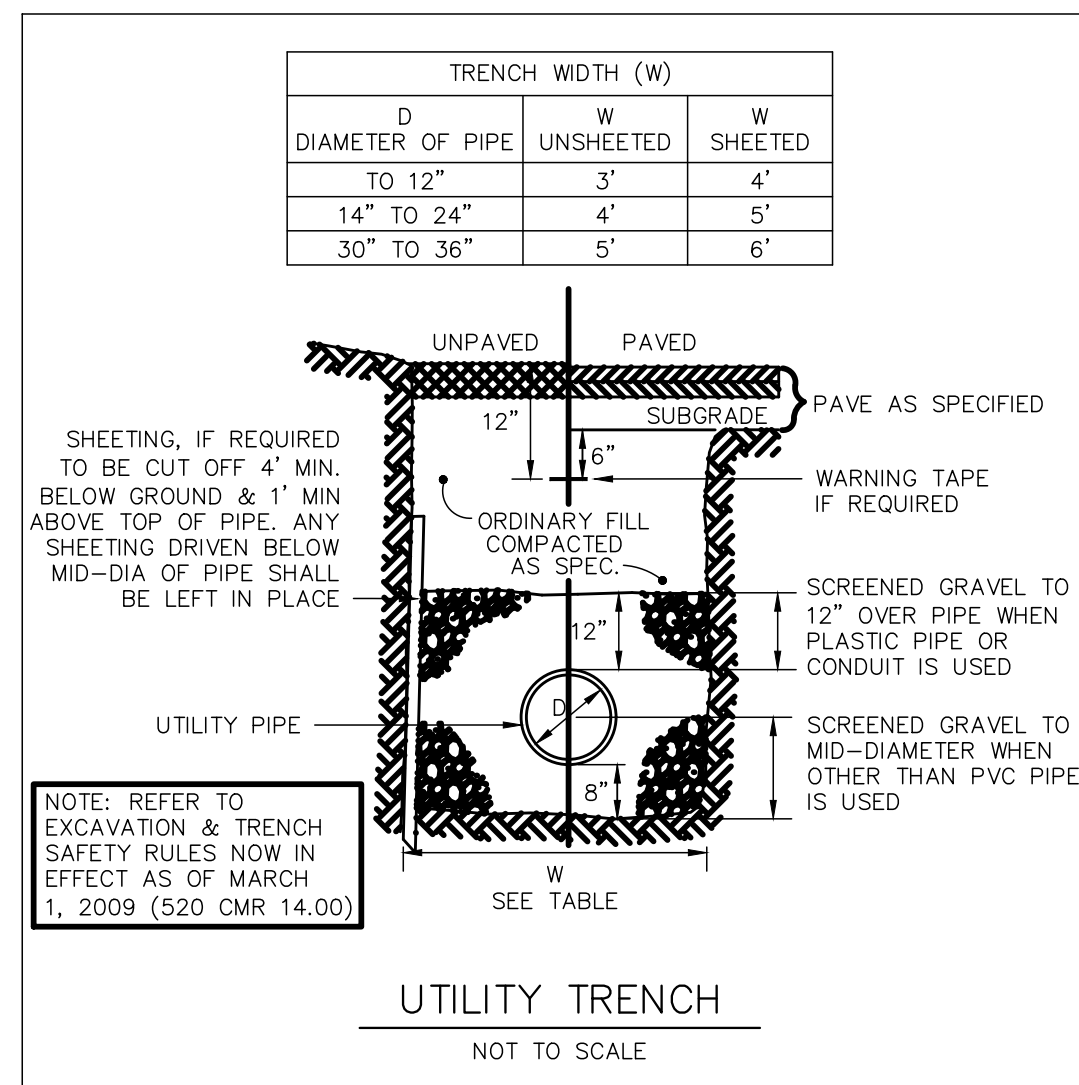
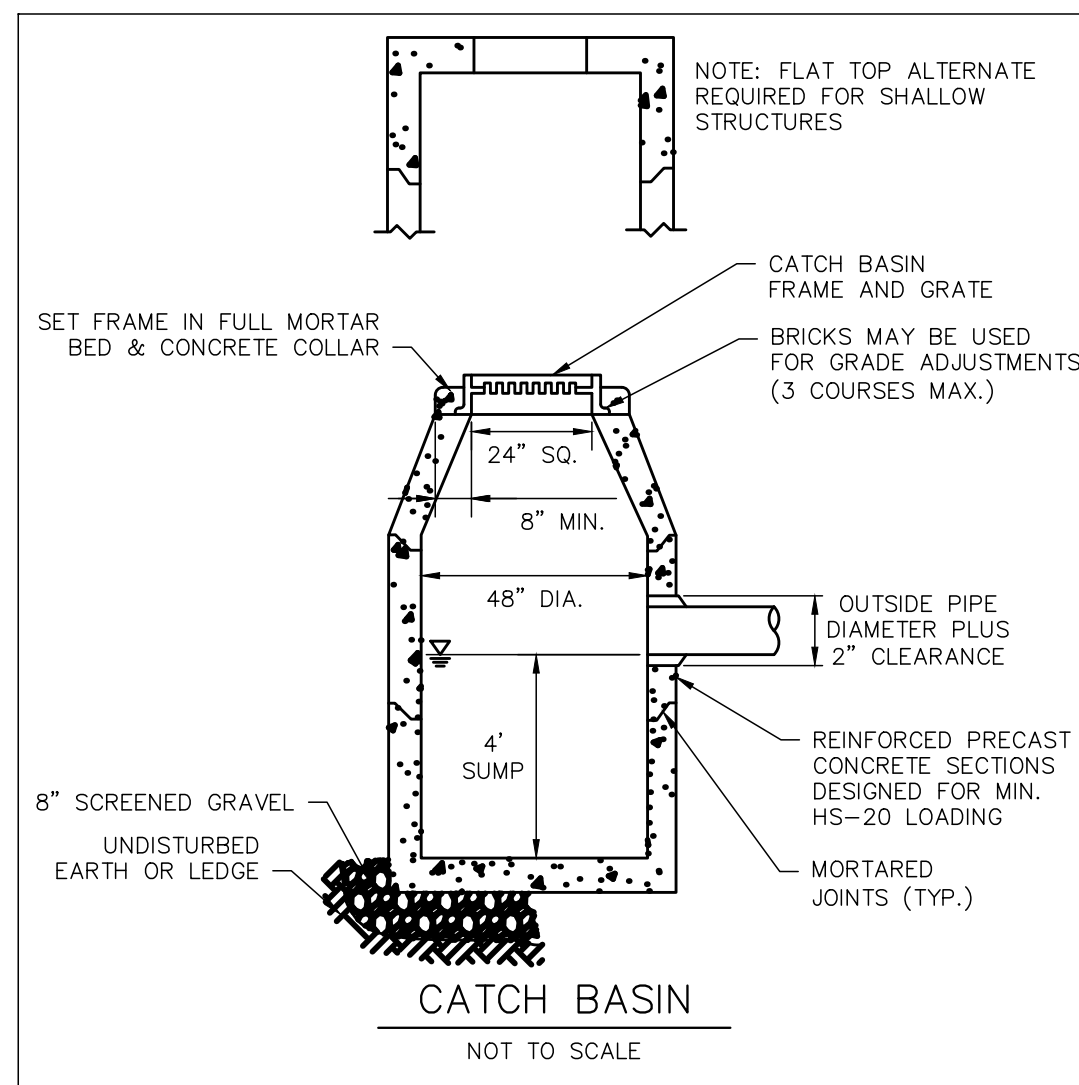
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SCALE: AS SHOWN DATE: NOVEMBER 19, 2021

SITE DETAILS

B+T JOB NO. 1897.16
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C9.1

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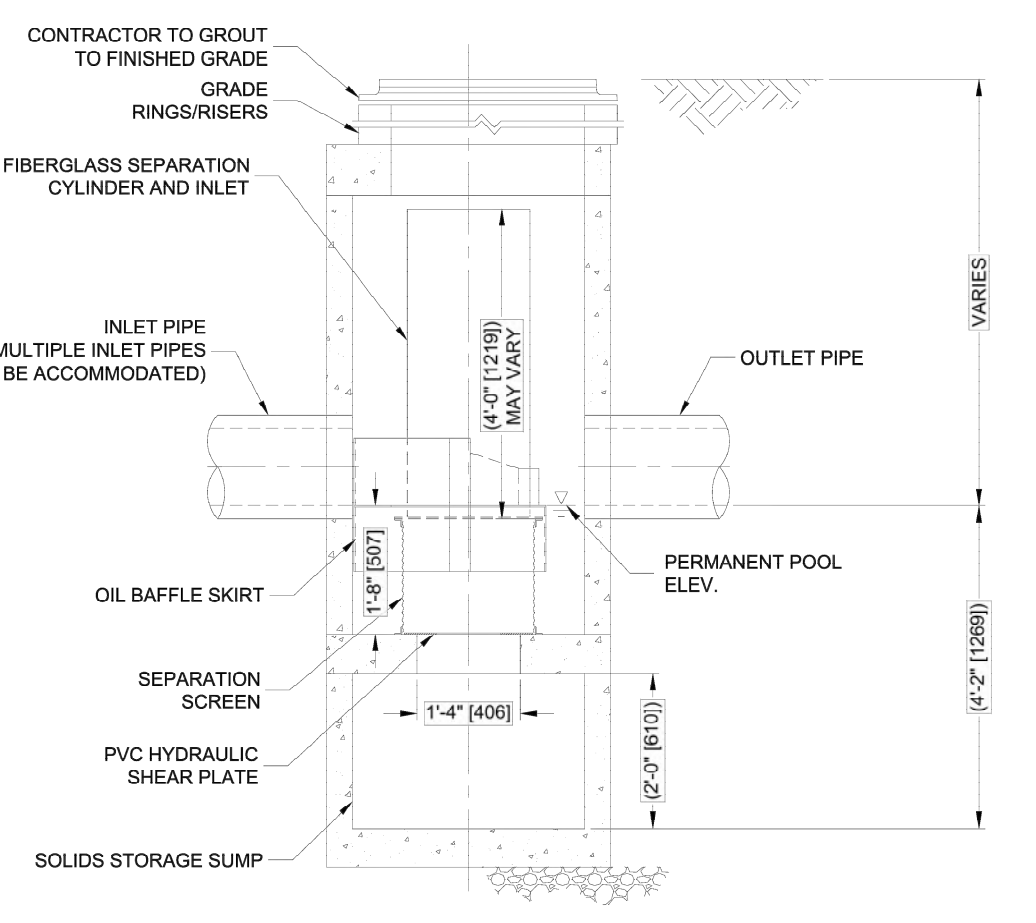
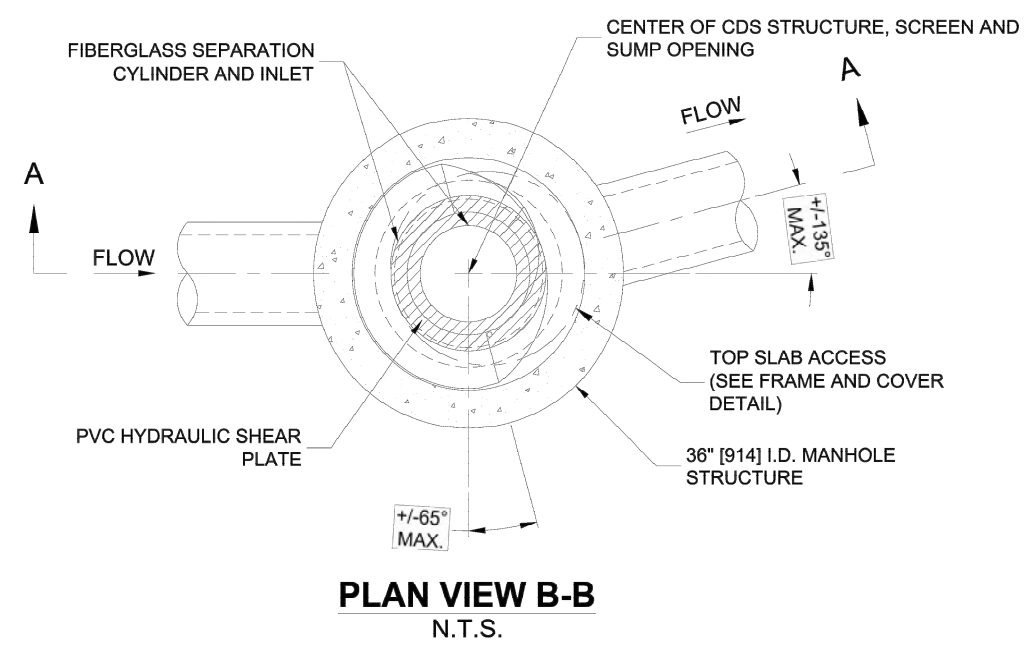
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED:
 WAREHAM PLANNING BOARD:

.....

 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:



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

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS OR L/s)	PEAK FLOW RATE (CFS OR L/s)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4700)
INLET PIPE 1	*	*	*	*
INLET PIPE 2	*	*	*	*
OUTLET PIPE	*	*	*	*

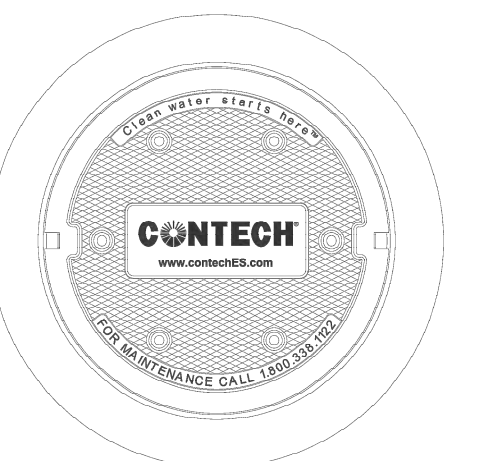
PIPE DATA: I.E. MATERIAL DIAMETER

RIM ELEVATION

ANTI-FLOTATION BALLAST WIDTH HEIGHT

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD



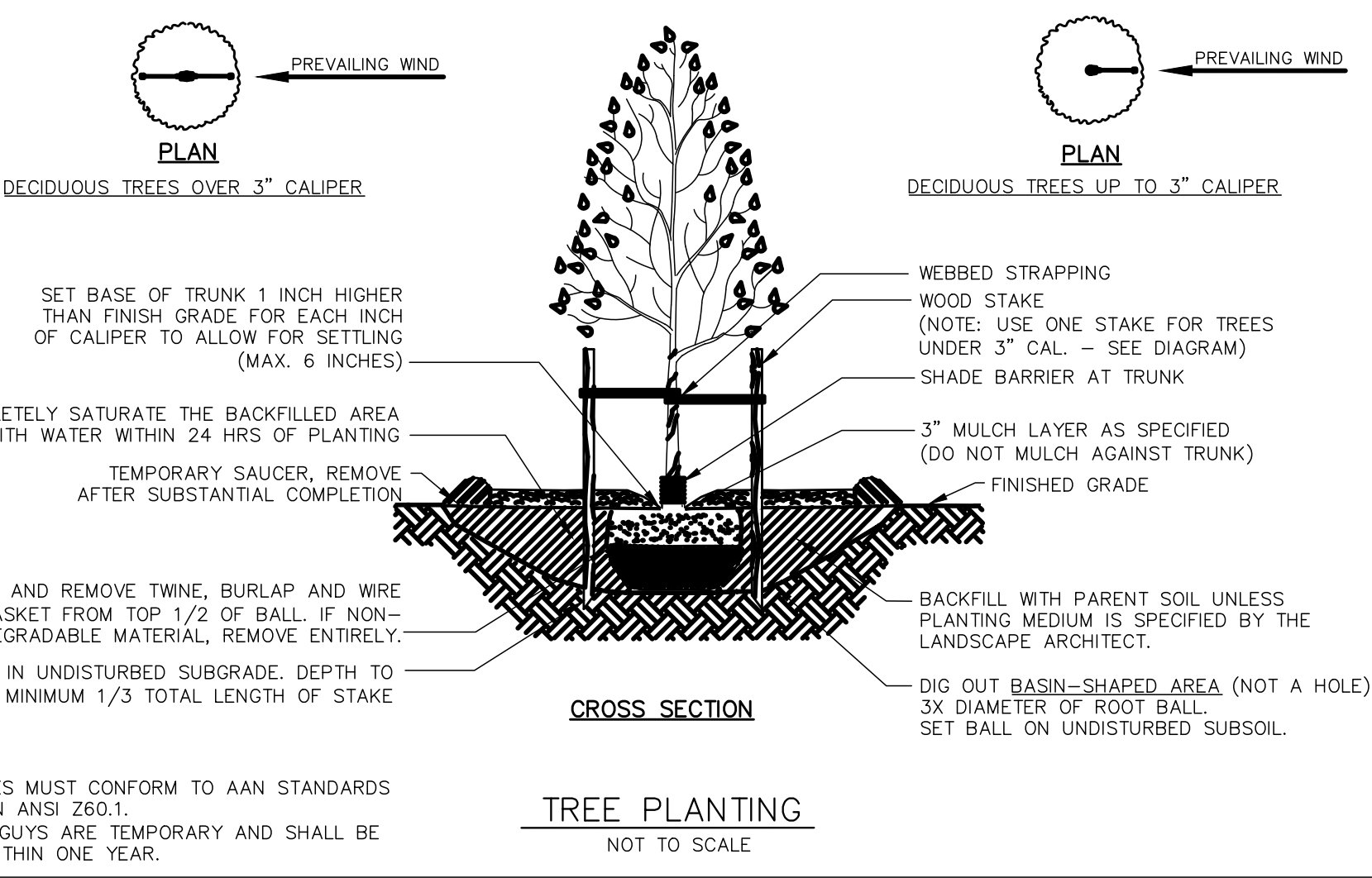
- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO H20 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 M208 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.

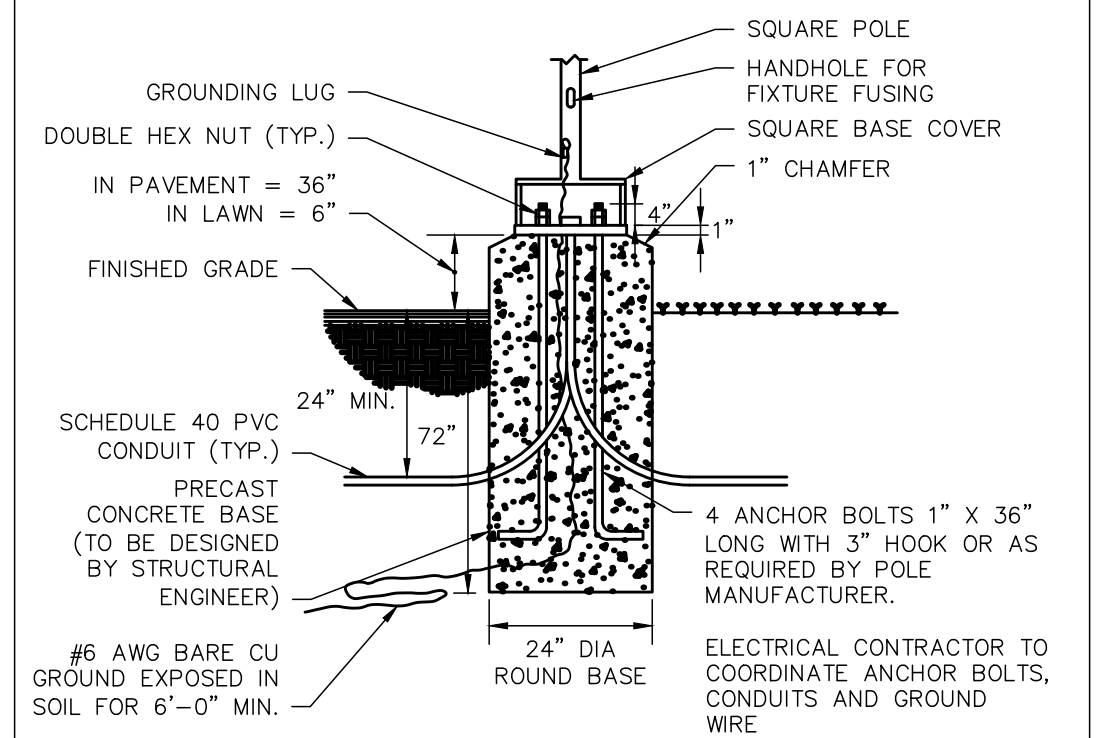
CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
 8023 Centre Pointe Dr., Suite 400, West Chester, OH 45399
 800-338-1122 513-645-7000 513-645-7993 FAX

CDS1515-3-C ONLINE CDS STANDARD DETAIL

WQS-1 & WQS-2
 NOT TO SCALE

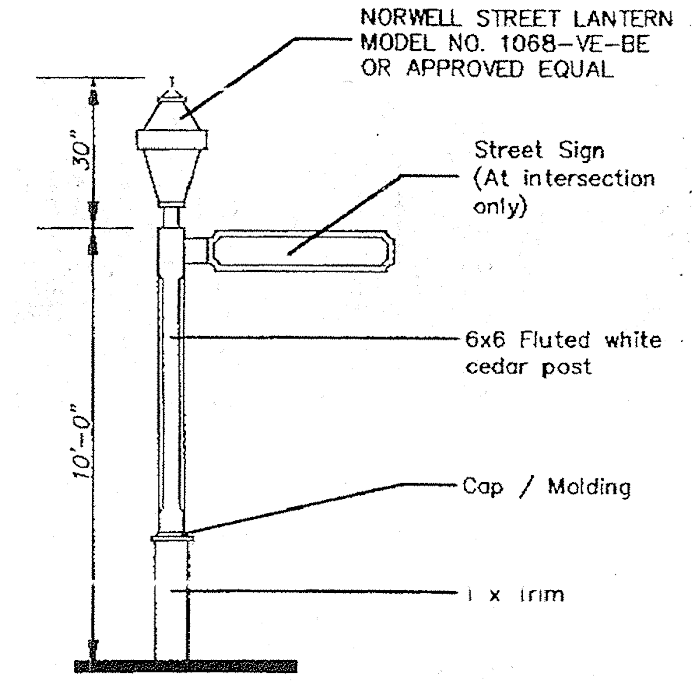


- NOTE:**
- ALL TREES MUST CONFORM TO AAN STANDARDS PUBLICATION ANSI Z60.1.
 - STAKES/GUYS ARE TEMPORARY AND SHALL BE REMOVED WITHIN ONE YEAR.



- NOTE:**
- Ø OF POLE TO BE SET 3'-0" MIN. FROM EDGE OF CURB EXCEPT IN ISLANDS LESS THAN 6' WIDE AND WITHIN PAVED AREAS.

LIGHT POLE BASE DETAIL
 NOT TO SCALE

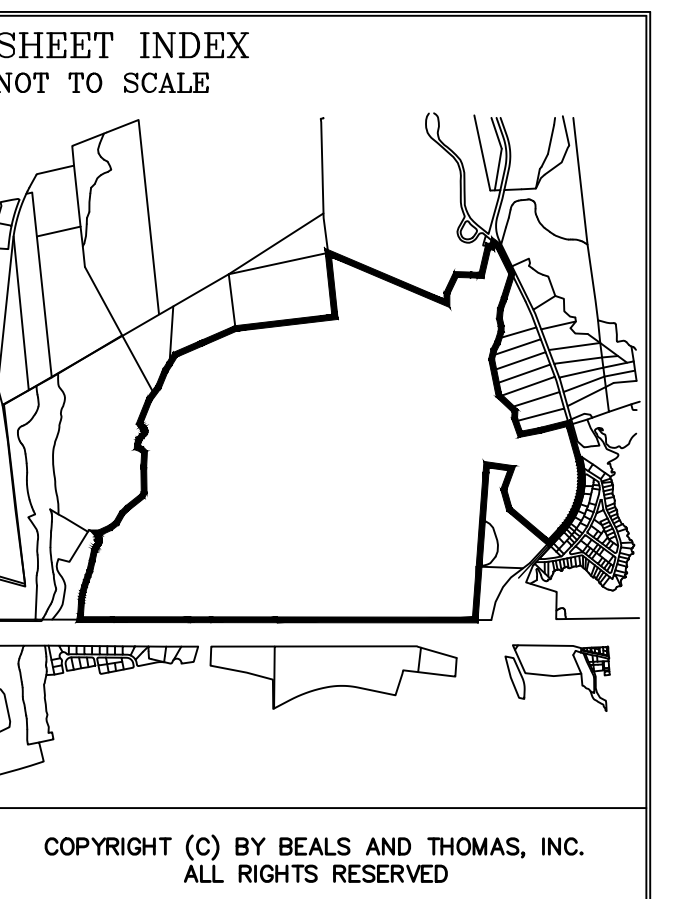


STREET LIGHT / SIGN POST
 NOT TO SCALE

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

RECORD OWNER:
A.D. MAKEPEACE COMPANY
 48088/43 5047/237
 ASSESSOR'S MAPS-LOTS
 115-1013 (OFF 0 MAPLE SPRINGS RD.)
 115-1014 (OFF 0 PLYMOUTH RD.)
 115-1015 (OFF 0 MAPLE SPRINGS RD.)
 115-LC6 (OFF 0 MAPLE SPRINGS RD.)
 126-3(aka 126-L1 on Assessor's map)
 (0 PLYMOUTH RD.)

DAVID FLETCHER
 54813/235
 34514/232
 ASSESSOR'S MAPS-LOTS
 115-1010 (99C CHARGE POND RD.)
 115-1011 (OFF 0 MAPLE SPRINGS RD.)
 115-1012 (OFF 0 MAPLE SPRINGS RD.)



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

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

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

PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
 0 MAPLE SPRINGS ROAD,
 0 PLYMOUTH ROAD, AND
 99C CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: AS SHOWN DATE: NOVEMBER 19, 2021

SITE DETAILS

B+T JOB NO. 1897.16
 B+T PLAN NO. 189716P064A-005
C9.2

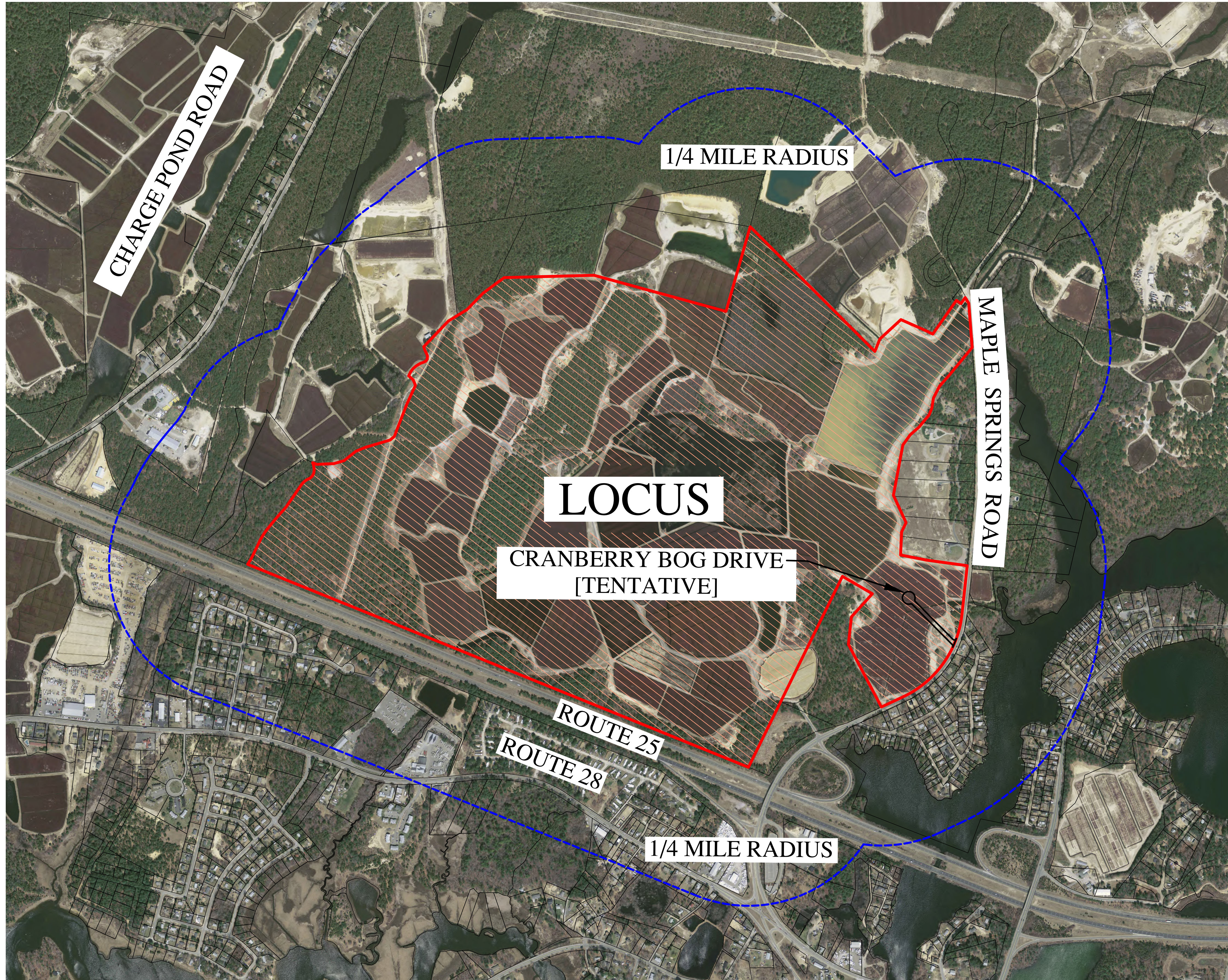
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 DATE ENDORSED:.....

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 DATE:.....

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SHEET INDEX
 NOT TO SCALE

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

PROJECT:
DEFINITIVE SUBDIVISION PLAN OF
 0 MAPLE SPRINGS ROAD,
 0 PLYMOUTH ROAD, AND
 99C CHARGE POND ROAD
 IN
 WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

SCALE: 1" = 500' DATE: NOVEMBER 19, 2021

AERIAL EXHIBIT MAP

B+T JOB NO. 1897.16
 B+T PLAN NO. 189716P064A-006 **C10.0**

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